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CLEARLAKE GENERAL PLAN

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Policies & Programs

CLEARLAKE GENERAL PLAN

CITY OF CLEARLAKE
June 1983

City Council

Eugene Achter, Vice Mayor
Dr. Thomas Hewlett, Council Member (Former Mayor)
Doris C. Logoteta, Council Member
John C. Lucich, Mayor
Ed Robey, Jr., Council Member

Planning Commission

Roy Burrell
James Herrmann, Vice Chair
Leo M. Park
Ed Ransford
Gene Schwartz
Herman Strauss
M. Anita Yost, Chair
Former Members
Gary Jensen
James Kennedy
Alice Q. Welton

Planning Department

Donald M. Bayer, Director of Planning
Celeste Wixom, Associate Planner
Bill Pfanner, Assistant Planner

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RESOLUTION NO. 83-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AS COMPLETE FOR THE GENERAL PLAN FOR THE CITY OF CLEARLAKE AND FINDING THAT SAID REPORT CONFORMS TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, a Notice of Preparation of a Draft Environmental Impact Report on the Draft General Plan was prepared and duly circulated to potentially interested agencies and individuals; and

WHEREAS, a Draft Environmental Impact Report on the General Plan was prepared, Notice of Completion published, and the Draft Environmental Impact Report made available for review by potentially interested agencies and the general public; and

WHEREAS, the Planning Staff of the City of Clearlake has filed with the City Council a Draft Environmental Impact Report; and

WHEREAS, following the required notification period the City Council on May 16, 1983, held a public hearing on the Draft Environmental Impact Report; and

WHEREAS, at the public hearing the City Council permitted all persons the opportunity to be heard and to present evidence and testimony related to the Draft Environmental Impact Report; and

WHEREAS, the City Council has responded to specific comments expressed by citizens and agencies regarding the Draft Environmental Impact Report and caused a Final Environmental Impact Report to be prepared;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake finds, determines and declares the Final Environmental Impact Report for the General Plan for the City of Clearlake is complete and conforms to the requirements of the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this 20th day of June, 1983, by the following vote:

AYES: Mayor Lucich, Vice-Mayor Achter, Councilmembers Logoteta and Hewlett

NOES: None

ABSENT OR NOT VOTING: Councilmember Robey (Absent)

John J. Lucich, Jr., Mayor

ATTEST:

Julie SoRelle, City Clerk

Sharon Goode, Deputy Clerk

ATTACHMENT A

Changes in the General Plan, as recommended to the City Council March 10, 1983, by the Planning Commission, made by the City Council on May 16, 1983.

1. The frontispiece of the General Plan/Policies and Programs is revised to correct the omission of the name of James Kennedy among the members of the Planning Commission at the time the General Plan was in preparation.
2. The General Plan Map is revised to show a commercial node located generally on the south side of Old Highway 53 between Ridgeview and Crawford.
3. Paragraph 6.15 is revised to read:

Residential, 4,000 to 5,000 square feet per dwelling	Single family residences; home occupations by special use permit (6.15)

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GENERAL PLAN CONSULTANTS

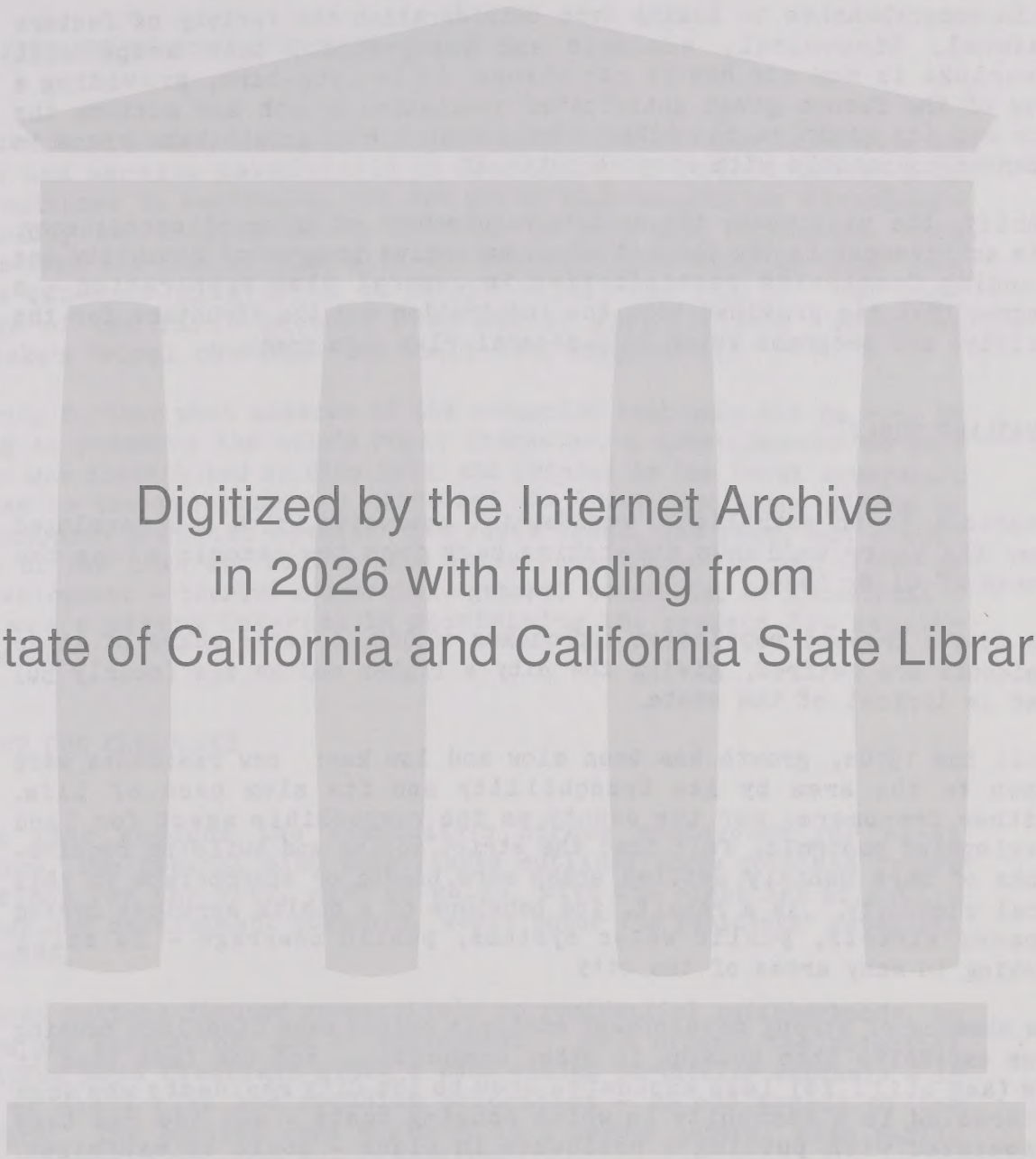
Consultants to the City of Clearlake in the preparation of the General Plan were:

Mundie & Associates
Prime Contractor
414 Mason Street
San Francisco, CA 94102

Roberta Mundie
Principal

NBW Associates
Subcontractor
P. O. Box 8541
Santa Cruz, CA 95061

Linda Niebanck
Kay Bowden
Linda Wilshusen
Principals



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PREFACE

This is the General Plan of the City of Clearlake.

Clearlake was incorporated in November 1980, and is required under the provisions of California law to prepare a general plan within 30 months of incorporation. This plan satisfies state law: it is comprehensive, long-term and internally consistent.

It is comprehensive in taking into consideration the variety of factors (natural, historical, economic and demographic) that shape what Clearlake is now and how it can change. It is long-term, providing a view of the future given anticipated population growth and actions the city and its citizens can take to help ensure that growth take place in a manner compatible with city objectives.

Finally, the plan meets the state's requirement of internal consistency. This achievement is the product of an extensive program of community and Planning Commission participation in general plan preparation - a program that has provided both the inspiration and the structure for the policies and programs which this General Plan sets forth.

CLEARLAKE TODAY

Clearlake is an established residential community which has developed over the years on lands stretching back from the resorts along the shores of Clear Lake.

The city's present population approaches 10,000. A large share of these residents are retired, giving the city a higher median age (nearly 50) than is typical of the state.

Until the 1970s, growth has been slow and low key: new residents were drawn to the area by its tranquillity and its slow pace of life. Neither newcomers, nor the county as the responsible agent for land development controls, felt that the strict zoning and building requirements of more densely settled areas were needed or appropriate in this rural community. As a result, the backbone of a public services system - paved streets, public water systems, public sewerage - is still lacking in many areas of the city.

The absence of strong development controls helped make Clearlake housing less expensive than housing in other communities, and the fact that it was (and still is) less expensive drew to the City residents who were interested in a community in which housing costs - and the red tape associated with putting a residence in place - could be minimized.

Mobile homes, unwelcome in many communities and frankly regulated out of others, have found their place in Clearlake's more relaxed environment, and currently constitute about 30 percent of the housing supply and over 50 percent of new units put in place.

The natural setting of the city is extremely attractive. Because of the varied topography, many sites command mountain or lake views. Blue oak groves and walnut orchards provide summer shade, and the altitude and clean air are invigorating. Although much of the town has been subdivided (with the earlier subdivisions allowing for lots as small as 25 feet by 100 feet), the actual built density is about four units per residential acre, with the majority of legal lots unbuilt. The low density has helped preserve vegetation and vistas and contributes to the city's rural flavor.

PRESERVING THE COMMUNITY'S RURAL CHARACTER

Distance from the closest metropolitan area and the low-intensity of retail and service development in Clearlake and in Lake County pose inconveniences to residents, yet few would want to give up Clearlake's informality and neighborliness in order to have more businesses, more chain stores and more of what else the one-hour-plus drive to Santa Rosa or the two-hour-plus drive to San Francisco can supply. The main message of the first general plan public workshop was: preserve Clearlake's "rural character and small town atmosphere".

Exploring further what aspects of the community residents had in mind in wanting to preserve the city's rural character, a questionnaire on that subject was distributed at City Hall and printed in the local newspaper. Response to the questionnaire indicated the great importance placed on the community's visual assets: its shade trees, the lake, and scenic vistas of the lake and hills. And while respondents did not object to new development - tourist commercial, general commercial or industrial - there was a strong interest in maintaining the present low density appearance.

A CHOICE FOR CLEARLAKE

Taking into account the community's strong preference for rural character, the general plan consultants outlined three possible future directions for the city, each of which, with the right set of public policies and development controls, would honor the residents' essential preference.

The three options focused respectively on residential neighborhoods, on tourism and recreation, and on employment. Each offered the potential of helping move Clearlake along a path giving particular emphasis - in terms of staff time and spending priorities - to one aspect of the community. The options were explored in a second general plan public workshop, titled "Choices for Clearlake".

The choice of the workshop was an emphasis on tourism and recreation - an emphasis, however, that recognized the importance of tourist facilities and recreational assets in enriching the lives of Clearlake residents as well as attracting visitors. This option was seen as building on Clearlake's historic economic base, and continuing to

provide substantial employment and entrepreneurial opportunities, while protecting the community's visual assets and offering a wide choice of leisure time activities.

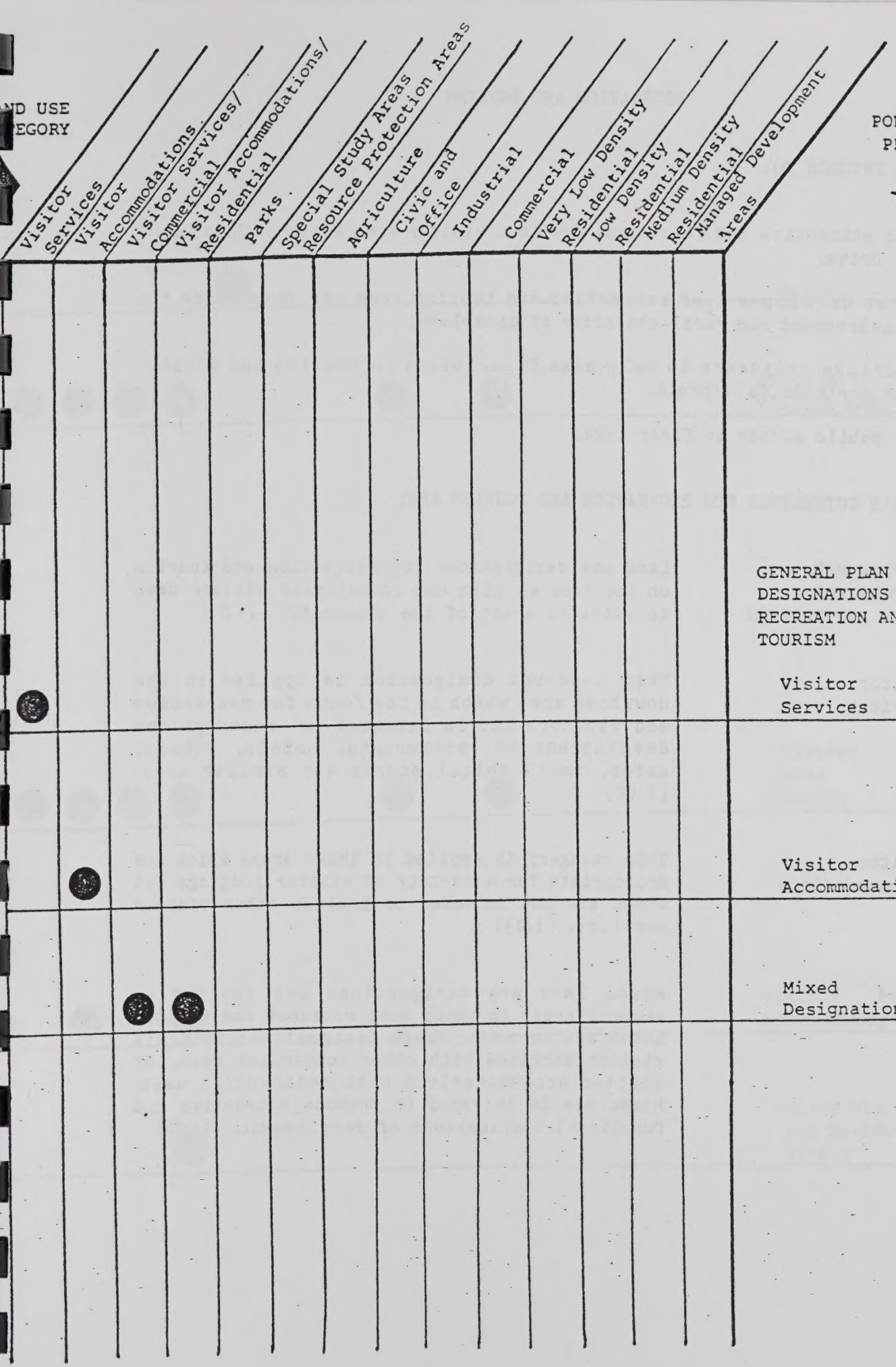
GENERAL PLAN PRIORITIES

The second workshop having established the overall focus of the plan - an emphasis on recreation and tourism - the general plan consultants and the Planning Commission next considered an array of programs, policies, development guidance techniques and special studies that the general plan might incorporate to lead the community in the chosen direction.

Four approaches topped the list: encouraging tourist-related development, guiding commercial development, design study of Lakeshore Drive and examination of Clearlake's redevelopment potential.

These priorities are highly compatible, reinforcing the general plan's focus on how to make the most of the city's leisure time resources while taking measures to ensure that public actions both strengthen the tourist base and avoid jeopardizing the community assets that make Clearlake attractive to both visitors and residents.

The user of the general plan will find that the policies and programs it sets forth cover a great many subjects - from seismic safety to noise to erosion control - that have only a peripheral relationship to the main focus of the plan. These subjects also are important in establishing a pattern of sound planning and development practice on which the overall effectiveness of the plan will depend. The policies and programs affecting tourism, recreation, commercial development and community appearance receive far more attention here than in most communities' general plans, and the effort - in funding, staff time and volunteer activities - that Clearlake puts into those areas will determine how quickly the city can move in the direction that citizens and their Planning Commission have chosen.


ND USE
EGORY
Visitor Services
Visitor Accommodations
Visitor services/ Commercial
Visitor Accommodations/ Residential
Parks
Special Study Areas Resource Protection Areas
Agriculture
Civic and Office
Industrial
Commercial
Very Low Density Residential
Low Density Residential
Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
GENERAL PLAN MAP DESIGNATIONS FOR RECREATION AND TOURISM
Visitor Services
Visitor Accommodations
Mixed Designations

CLEARLAKE INTENDS TO:

Promote an attractive and functional downtown visitor area along both sides of Lakeshore Drive.

Ensure that development of recreation and tourism does not jeopardize the natural environment and rural character of Clearlake.

Urge Clearlake residents to help make Clearlake a recreation and visitor center for northern California.

Encourage public access to Clear Lake.

CLEARLAKE'S GUIDELINES FOR RECREATION AND TOURISM ARE:

GENERAL PLAN MAP DESIGNATIONS FOR RECREATION AND TOURISM

Land use designations for recreation and tourism on the General Plan Map concentrate visitor uses in specific areas of the community. (1.01)

Visitor Services

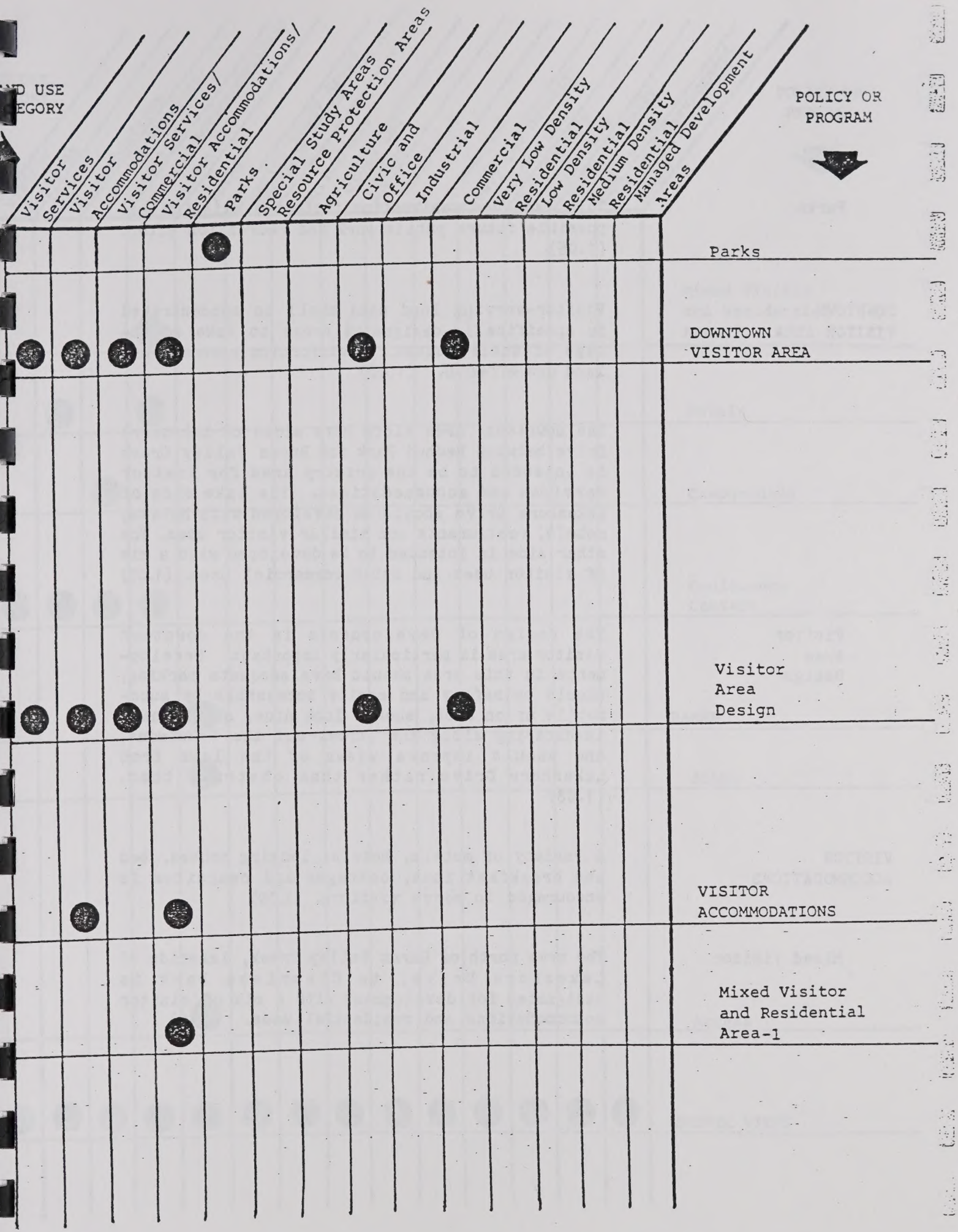
This land use designation is applied to the downtown area which is the focus for recreation and visitors and is intended to encourage the development of restaurants, hotels, motels, cafes, small retail stores and similar uses. (1.02)

Visitor Accommodations

This category is applied to those areas which are appropriate for a variety of visitor lodgings but which are not intended to include other visitor services. (1.03)

Mixed Designations

Mixed land use designations are applied to several areas in which both resident and visitor needs are served. These designations intermix visitor services with other commercial uses, or visitor accommodations with residential uses. Mixed use is intended to promote attractive and functional combinations of development. (1.04)


LAND USE CATEGORY
Visitor Services
Visitor Accommodations
Visitor Services/ Commercial
Visitor Accommodations/ Residential
Parks
Special Study Areas Resource Protection Areas
Agriculture
Civic and Office
Industrial
Commercial
Very Low Density Residential
Low Density Residential
Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
Parks
DOWNTOWN VISITOR AREA
Visitor Area Design
VISITOR ACCOMMODATIONS
Mixed Visitor and Residential Area-1

Parks

This land use designation indicates existing and possible future public park and recreation sites. (1.05)

DOWNTOWN VISITOR AREA

Visitor-serving land uses shall be concentrated in specifically-designated areas to take advantage of their mutually-reinforcing economic and land use effects. (1.06)

The downtown area along both sides of Lakeshore Drive between Redbud Park and Burns Valley Creek is intended to be the primary area for visitor services and accommodations. The lake side of Lakeshore Drive should be developed with hotels, motels, restaurants and similar visitor uses. The other side is intended to be developed with a mix of visitor uses and other commercial uses. (1.07)

Visitor Area Design

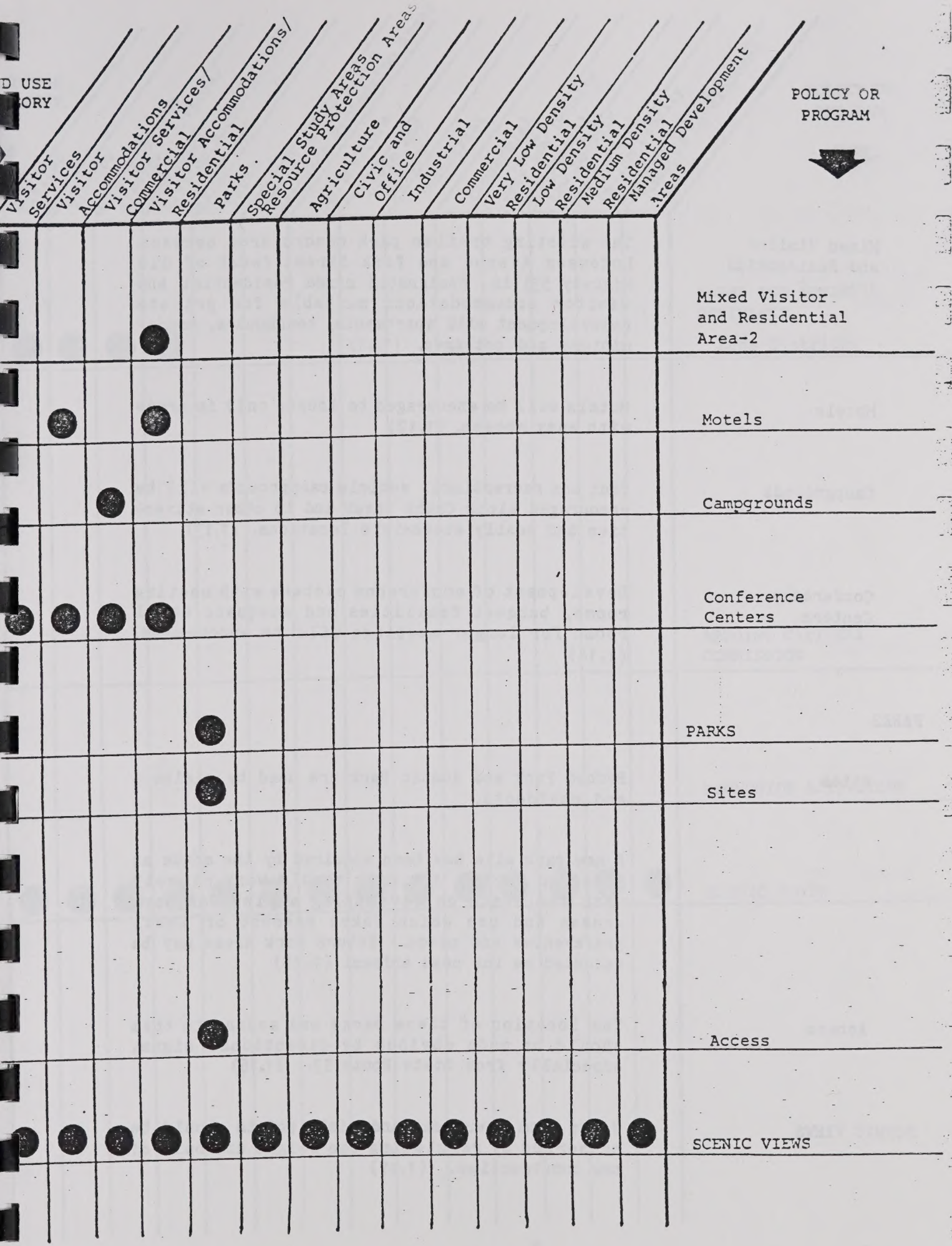
The design of developments in the downtown visitor area is particularly important. Developments in this area should have adequate parking, should be safely and easily accessible by automobile or on foot, should look nice, should have landscaping along the street and the lakefront, and should improve views of the lake from Lakeshore Drive rather than obstruct them. (1.08)

VISITOR ACCOMMODATIONS

A variety of motels, hotels, lodging houses, bed and breakfast inns, cottages and campsites is encouraged to serve visitors. (1.09)

Mixed Visitor

The area north of Burns Valley Creek, lakeside of Lakeshore Drive, to Clearlake Park is designated for development with a mix of visitor accommodations and residential uses. (1.10)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Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
Mixed Visitor and Residential Area-2
Motels
Campgrounds
Conference Centers
PARKS
Sites
Access
SCENIC VIEWS

THE CITY WILL TAKE ACTION TO:

AMEND THE ZONING ORDINANCE

Amend the City's zoning ordinance to implement the recreation and tourism land uses.

Zone Districts

Zone Districts	Examples of Permitted Uses
Visitor Commercial	Motels, hotels, restaurants, cafes, small retail stores selling items for the visitor trade, theatres, indoor recreation. (1.18)
Visitor Accommodation	Motels, hotels, lodging houses, bed and breakfast inns, cottages. (1.19)
Parks	Public parks.

APPOINT CITIZENS COMMISSION

Establish a public/private commission (such as a visitors and convention bureau or a recreation and tourism commission) to develop a plan for recreation and tourism and engage in promotion activities. (1.20)

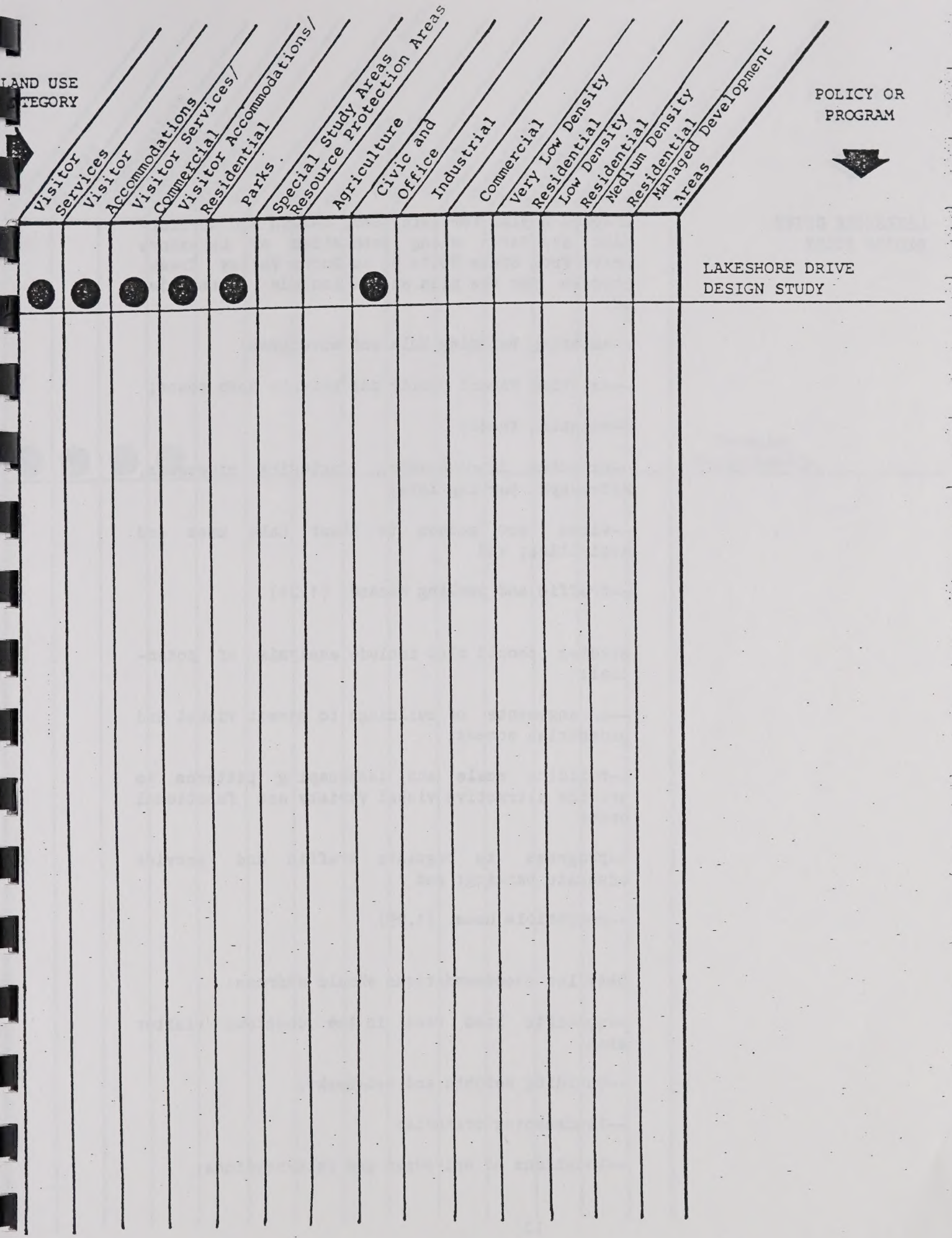
PROMOTION ACTIVITIES

Request San Francisco Bay Area and Sacramento area radio and television stations to report Clearlake weather in their forecasts. (1.21)

SCENIC ROUTE

Interesting buildings and features of the town, archeological sites, vista points and views of the town should be identified and a scenic route map, road signs and a self-guided tour brochure prepared. (1.22)

Conduct a competition for design of Clearlake pennant or flag. (1.23)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Medium Density Residential
Managed Development Areas
LAKESHORE DRIVE DESIGN STUDY

LAKESHORE DRIVE DESIGN STUDY

Prepare a plan for land uses, design and development standards along both sides of Lakeshore Drive from State Route 53 to Burns Valley Creek. Studies for the plan should include **inventories** of:

--existing building bulk and envelopes;

--existing vacant public and private open space;

--existing trees;

--existing improvements, including sidewalks, driveways, parking lots;

--views and access to Clear Lake uses and activities; and

--traffic and parking demand. (1.24)

Studies should also include **analysis** of potential:

--arrangements of buildings to permit visual and pedestrian access;

--building scale and landscaping patterns to provide attractive visual variety and functional order

--programs to regulate traffic and provide adequate parking; and

--compatible uses. (1.25)

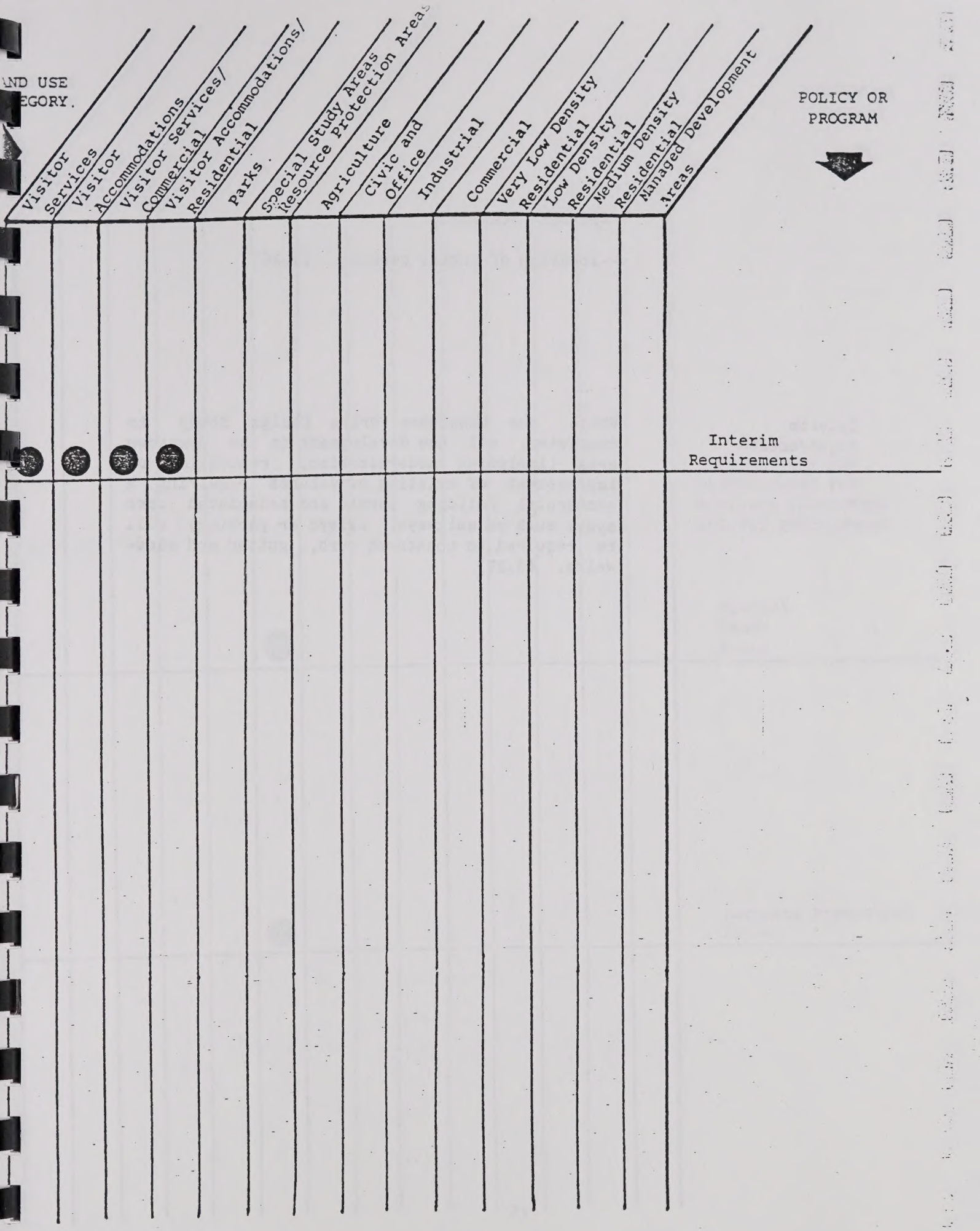
Detailed **recommendations** should address:

--specific land uses in the downtown visitor area;

--building heights and set-backs;

--landscaping criteria;

--locations of driveways and intersections;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Visitor Accommodations/ Residential
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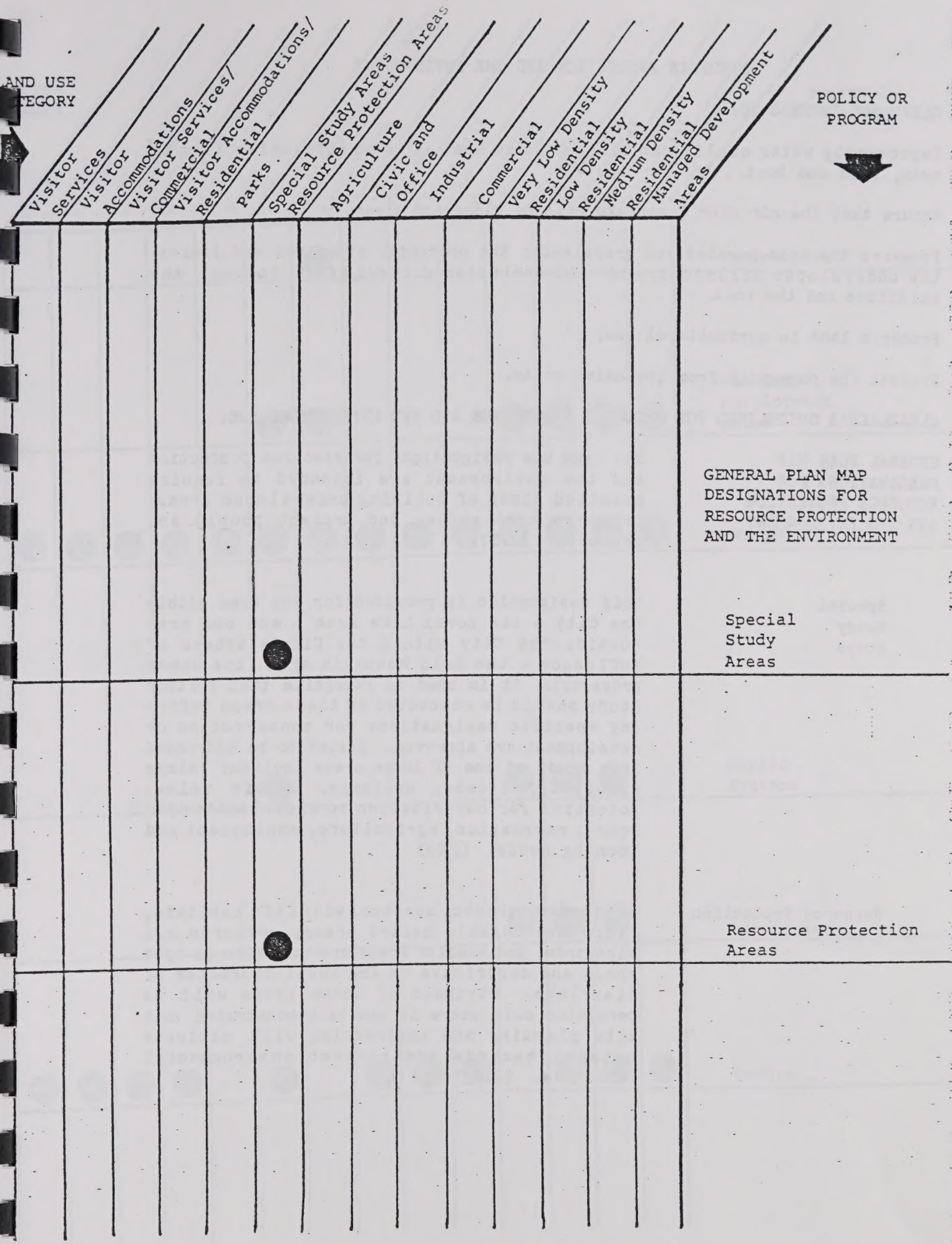
Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
Interim Requirements

--parking standards

--location of public parking. (1.26)

Interim Requirements

Until the Lakeshore Drive Design Study is completed, all new development in the downtown area (including modernization, renovation or improvement of existing structures requiring a commercial building permit and associated open space such as walkways, alleys or parking) will be required to construct curb, gutter and sidewalks. (1.27)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GENERAL PLAN MAP DESIGNATIONS FOR RESOURCE PROTECTION AND THE ENVIRONMENT
Special Study Areas
Resource Protection Areas

CLEARLAKE INTENDS TO:

Improve the water quality in Clear Lake so that it is an attractive lake to swim, fish and boat.

Ensure that the air over Clearlake will be clean and clear.

Preserve the open marshes and grasslands; the orchards, vineyards and fields; the undeveloped hillsides; and the uncluttered views of Mt. Konocti, the hillsides and the town.

Preserve land in agricultural use.

Protect the community from intrusive noise.

CLEARLAKE'S GUIDELINES FOR RESOURCE PROTECTION AND THE ENVIRONMENT ARE:

GENERAL PLAN MAP DESIGNATIONS FOR RESOURCE PROTECTION AND THE ENVIRONMENT

The land use designations for resource protection and the environment are intended to require detailed study of outlying undeveloped areas, preserve open space, and protect people and property. (2.01)

Special Study Areas

This designation is provided for one area within the City - the Borax Lake area - and one area outside the City within the City's sphere of influence - the Bald Mountain area (the James property). It is used to recognize that further study should be conducted of these areas before any specific designations for conservation or development are approved. Issues to be addressed in a study of one of these areas include: slope stability, access, drainage, scenic value, potential for contribution to Clearlake's open space, recreation, agriculture, employment and housing needs. (2.02)

Resource Protection Areas

Hillsides, creeks, marshes, wildlife habitats, flood and seismic hazard areas, orchards and vineyards, and similar areas are valuable as open space and contribute to the rural character of Clearlake. Division of these lands will be permitted only where it can be demonstrated that site planning and engineering will mitigate natural hazards and respect environmental resources. (2.03)

USE CATEGORY	Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Accommodations/ Residential	Parks	Special Study Areas Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
							●								Agriculture
					●	●				●	●	●	●		Managed Development Areas
●	●	●	●	●	●	●	●	●	●	●	●	●	●		WATER QUALITY
					●					●	●	●			Septic Systems
										●	●	●			Lot Mergers
●	●	●	●		●		●	●	●		●	●	●		Sewers

Agriculture

This designation is applied to lands intended to remain in agricultural use. Agriculture diversifies Clearlake's economy and contributes to its rural character, and should be retained wherever possible. (2.04)

Managed Development Areas

This designation is applied to hillsides, hazard areas including seismic hazard areas, agricultural lands, creek areas and marshes in which development appropriate to conditions may be considered. (2.05)

WATER QUALITY

Water quality in Clear Lake is affected by pollutants in surface run-off and pollutants in subsurface drainage, particularly from septic systems. The City and the County should cooperate in programs to monitor the amount and quality of all drainage into Clear Lake; high standards for the control of pollution should be set so that water quality in Clear Lake will continue to improve. (2.06)

Septic Systems

Continuing analysis of soils reports and percolation rates should be conducted to monitor the adequacy of any new development. City and County should continue to cooperate to assure that water quality standards will be met by on-site systems. (2.07)

Lot Mergers

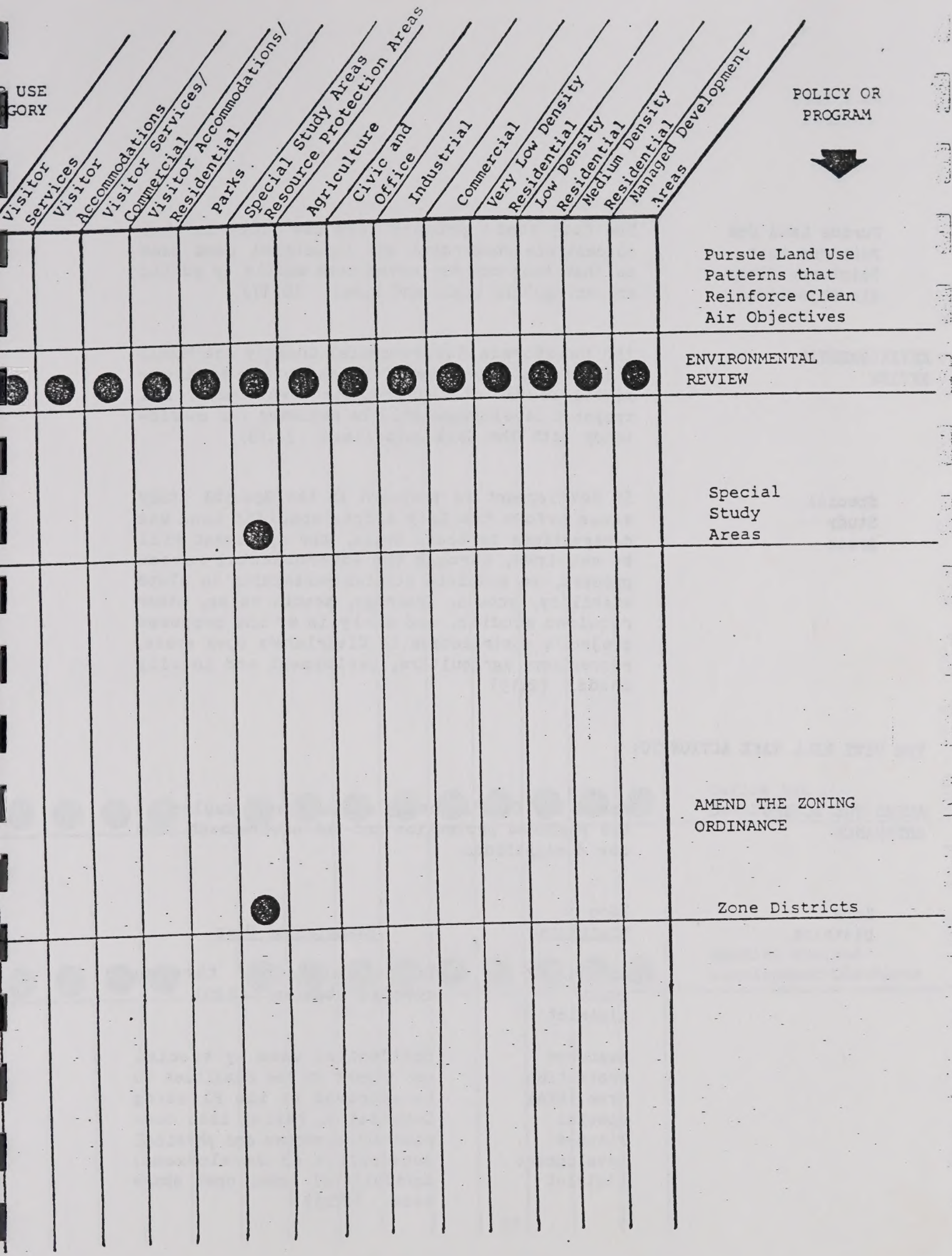
To achieve larger minimum lot sizes for septic systems, a merger ordinance should be enacted requiring the merger of adjacent lots of less than 5,000 square feet under the same ownership. (2.08)

Sewers

All new commercial and industrial development should be connected to sewers or meet City standards for septic systems. All new multi-unit residential development and single-family residential subdivisions on lots less than 12,000 square feet should be connected to sewers. (2.09)

ND USE TEGORY	Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Accommodations/ Residential	Parks	Special Study Areas Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
	●	●	●	●	●	●	●	●	●	●	●	●	●	●	Erosion Control
	●	●	●	●	●	●	●	●	●	●	●	●	●	●	FLOOD HAZARD
						●					●	●	●	●	Floodways
	●	●	●	●	●	●	●	●	●	●	●	●	●	●	Drainage
	●	●	●	●	●	●	●	●	●	●	●	●	●	●	On-Site Detention
								●	●						AIR QUALITY
															Potential Impacts of Out-of-City Actions on Clearlake Air Quality

Erosion Control	The City should adopt the Model Erosion Control Ordinance developed by the State of California. (2.10)
FLOOD HAZARD	To reduce loss of life, injuries, damage to property and economic and social dislocation resulting from flooding, new development in areas subject to inundation should be conditioned with specific siting and construction techniques. (2.11)
Floodways	Floodways are channels within which water flows at a velocity that poses a hazard to life and property. New development in floodways shall not be permitted. (2.12)
Drainage	To prevent flooding in the Burns Valley Creek watershed and throughout the City of Clearlake, the City should consider adopting a master plan for improvements to the drainage system. (2.13)
On-Site Detention	All new construction should be required to incorporate on-site run-off storage and filtering into site improvement plans where necessary to improve drainage and prevent future flooding. (2.14)
AIR QUALITY	Existing air quality in Clearlake is healthful, far superior to most areas of the state and nation. Preservation of air quality is important to City residents and to tourism. (2.15)
Potential Impacts of Out-of-City Actions on Clearlake Air Quality	State Implementation Plans (SIP) and Prevention of Significant Deterioration Plans (PSD) should recognize the City of Clearlake as the largest urban center of Lake County and downwind of sources to the north and west which can adversely affect its air quality. (2.16)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Managed Development Areas
POLICY OR PROGRAM
Pursue Land Use Patterns that Reinforce Clean Air Objectives
ENVIRONMENTAL REVIEW
Special Study Areas
AMEND THE ZONING ORDINANCE
Zone Districts

Pursue Land Use Patterns that Reinforce Clean Air Objectives	The City shall promote land use patterns that concentrate commercial and industrial land uses so that they can be served more easily by public or semi-public taxis and buses. (2.17)
ENVIRONMENTAL REVIEW	The California Environmental Quality Act (CEQA) establishes a framework for conducting environmental review of all proposed development. All proposed development will be reviewed for consistency with the CEQA guidelines. (2.18)
Special Study Areas	If development is proposed in the Special Study areas before the City adopts specific land use designations in those areas, the applicant will be required, through the environmental review process, to complete studies pertaining to slope stability, access, drainage, scenic value, other required studies, and analysis of the proposed project's contribution to Clearlake's open space, recreation, agriculture, employment and housing needs. (2.19)

THE CITY WILL TAKE ACTION TO:

AMEND THE ZONING ORDINANCE — Amend the City's zoning ordinance to implement the resource protection and the environment land use designations.

Zone District	Zone Districts	Examples of Uses
	Special Study District	To be determined through special studies. (2.20)
	Resource Protection Area (RPA) Special Planned Development District	Residential uses by special use permit at the densities to be approved by the Planning Commission, taking into consideration access and physical constraints on development; agricultural uses; open space uses. (2.21)

USE
GORY

Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Accommodations/ Residential	Parks	Special Study Areas Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
●	●	●	●		●	●	●	●	●	●	●	●	●	Define Net Developable Land
●	●	●	●		●	●	●	●	●	●	●	●	●	Special Planned Development Districts

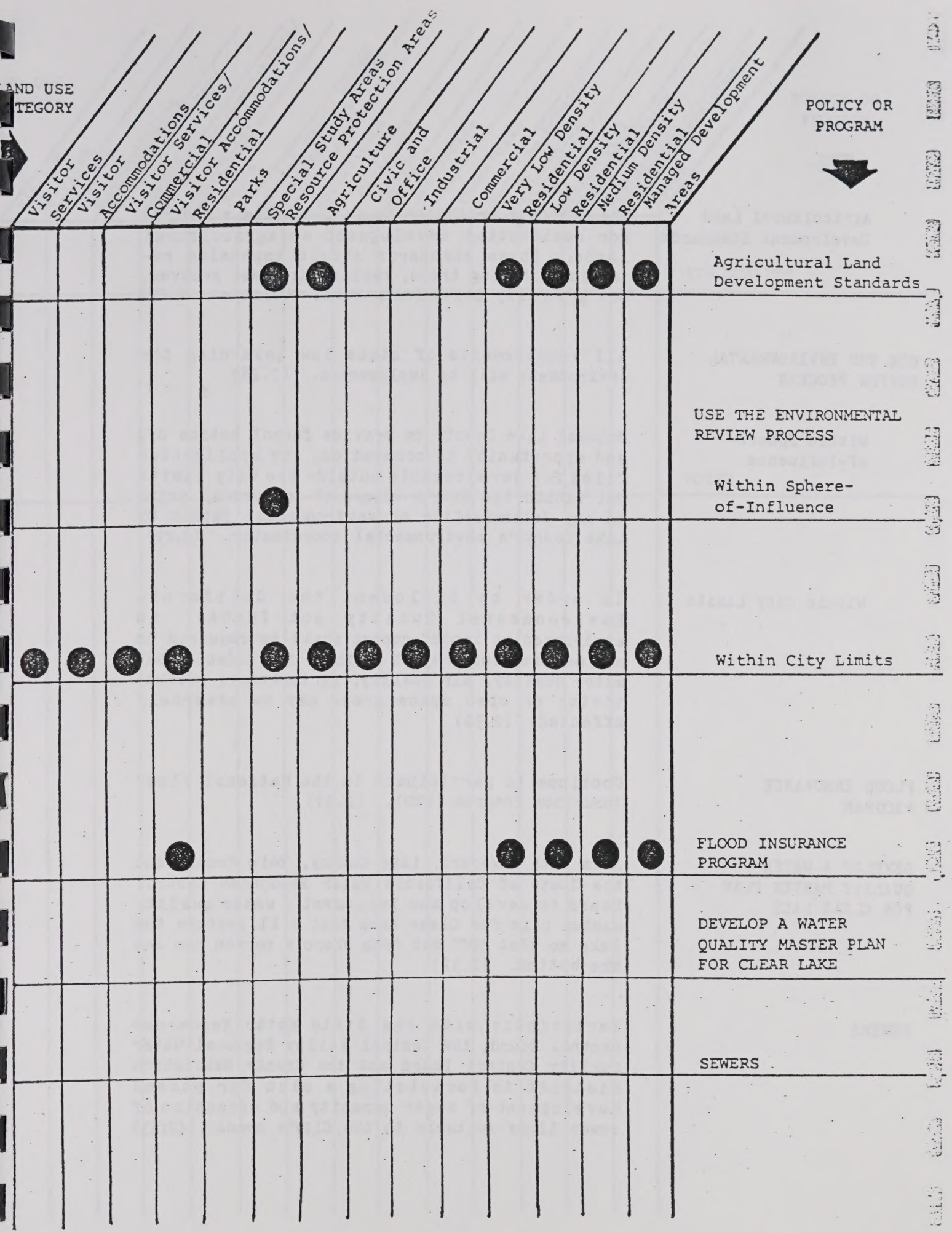
Burns Valley (BV) Special Planned Development District	Residential uses by special use permit at overall densities not to exceed two units per acre; agricultural uses; open space uses. (2.22)
Hazard Overlay District	Uses permitted consistent with underlying zone district, provided hazards can be mitigated. Hazards overlay district includes flood plains, slopes exceeding 30%, areas of known seismic hazards, wildfire areas, marshes, areas of significant wildlife habitat, and the Pearce Field clear zone. Additional site-specific information may be required with development permit applications. (2.23)
Exclusive Agricultural District	Agriculture and appurtanant uses including residences. (2.24)

Define Net Developable Land

Include in the zoning ordinance the following method for calculating net developable land of a parcel: from gross area, subtract slopes greater than 30%, marshes or grasslands, creek corridors measured 30' from centerline of stream, and rights-of-way. (2.25)

Special Planned Development Districts

Amend zoning ordinance to establish special planned development district standards. Development standards would emphasize retaining existing natural features, including trees, replanting trees where any are removed, and generally maintaining rural character. Use of planned development techniques may be appropriate in other areas of Clearlake. (2.26)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Parks
Special Study Areas/ Resource Protection Areas
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Industrial
Commercial
Very Low Density Residential
Low Density Residential
Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
Agricultural Land Development Standards
USE THE ENVIRONMENTAL REVIEW PROCESS
Within Sphere-of-Influence
Within City Limits
FLOOD INSURANCE PROGRAM
DEVELOP A WATER QUALITY MASTER PLAN FOR CLEAR LAKE
SEWERS

Agricultural Land Development Standards	Amend zoning ordinance to include site standards for residential development on agricultural lands. These standards should emphasize retaining existing trees, replanting trees removed, and generally maintaining rural character. (2.27)
USE THE ENVIRONMENTAL REVIEW PROCESS	All requirements of state law governing the environment will be implemented. (2.28)
Within Sphere-of-Influence	Request Lake County to provide formal notice of, and opportunity to comment on, any application filed for developments outside the City limits but within the City's sphere-of-influence, prior to any determination of environmental impact by Lake County's environmental coordinator. (2.29)
Within City Limits	In order to implement the California Environmental Quality Act (CEQA), an environmental impact report shall be required on any development project if there is evidence that water quality, air quality, agricultural productivity or open space areas may be adversely affected. (2.30)
FLOOD INSURANCE PROGRAM	Continue to participate in the National Flood Insurance Program (HUD). (2.31)
DEVELOP A WATER QUALITY MASTER PLAN FOR CLEAR LAKE	Join with Lakeport, Lake County, Yolo County and the State of California Water Resources Control Board to develop and implement a water quality master plan for Clear Lake that will restore the lake so that 100' out from shore a person can see the bottom. (2.32)
SEWERS	Participate with the State Water Resources Control Board, the Central Valley Regional Water Quality Control Board and the County Sanitation District in formulating a plan for phased development of sewer capacity and extension of sewer lines suitable to the City's needs. (2.33)

AND USE
EGORY

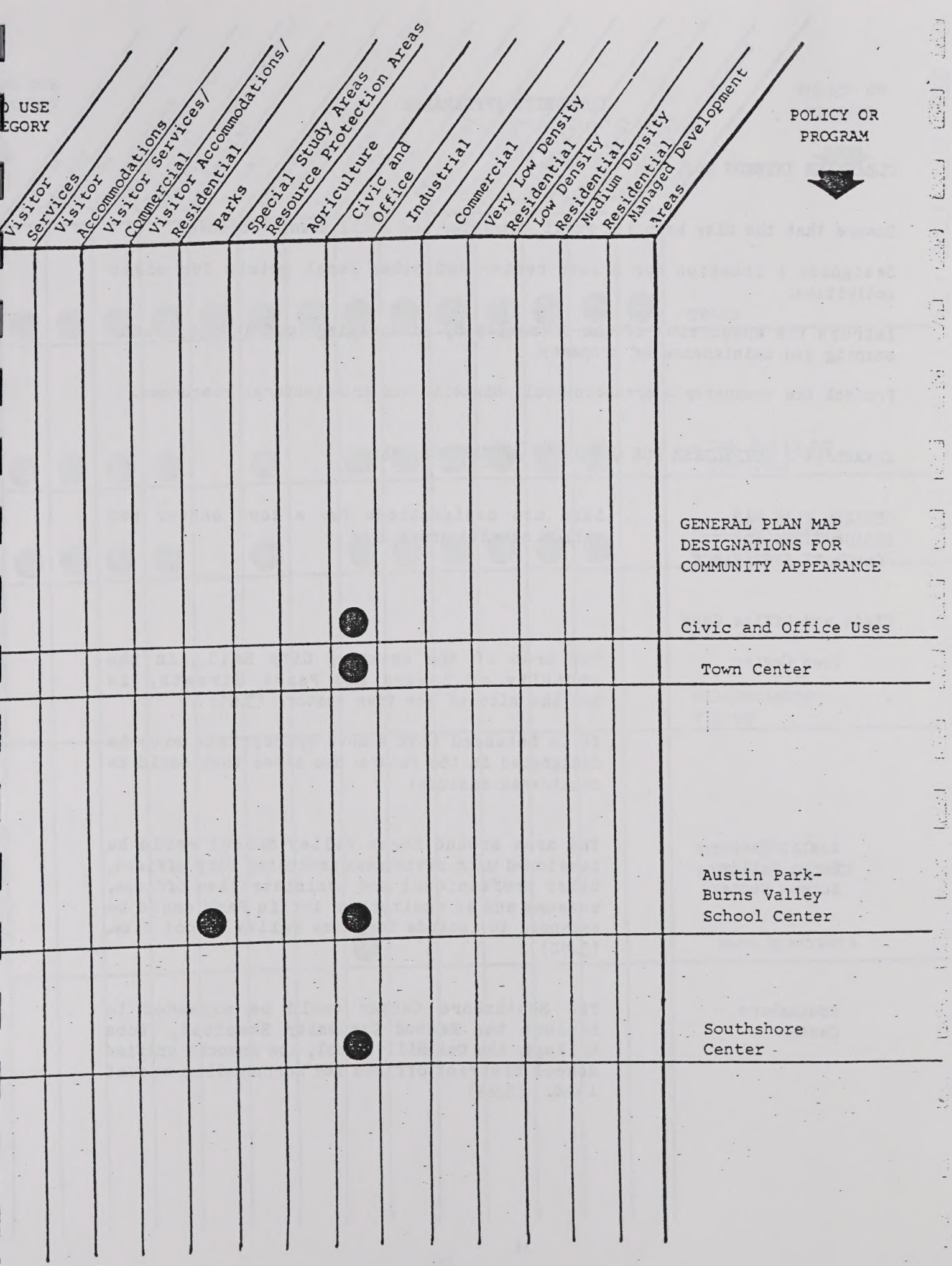
Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Accommodations/ Residential	Parks	Special Study Areas Resource Protection Area	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
														AIR QUALITY
														NOISE

AIR QUALITY

City programs should be developed to assure continued maintenance of local air quality, including steps to reduce reliance on the automobile, paving of dust-producing roadways, and controls on unnecessary burning. Reviews of site and building plans should address odor problems along the lakeshore and in areas of gaseous permeations such as Burns Valley. (2.34)

NOISE

Within 60 CNEL noise countours for the year 2000 (prepared for Lake County and referenced in the background paper on noise) residential structures shall be sited and constructed so as to insure that interior noise levels in habitable rooms, with windows closed, shall not exceed an annual CNEL of 45 dB. (2.35)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Managed Development Areas
POLICY OR PROGRAM
GENERAL PLAN MAP DESIGNATIONS FOR COMMUNITY APPEARANCE
Civic and Office Uses
Town Center
Austin Park-Burns Valley School Center
Southshore Center

CLEARLAKE INTENDS TO:

Ensure that the City keep its rural character and small town atmosphere.

Designate a location for a town center and other focal points for civic activities.

Improve the appearance of the community by encouraging good design, landscaping and maintenance of property.

Protect the community's archeological, historic and architectural resources.

CLEARLAKE'S GUIDELINES FOR COMMUNITY APPEARANCE ARE:

GENERAL PLAN MAP DESIGNATIONS FOR COMMUNITY APPEARANCE

Land use designations for a town center and public service areas are:

Civic and Office Uses

Town Center

The area of the existing City Hall, in the vicinity of Howard and Pearl Streets, is now the site of the town center. (3.01)

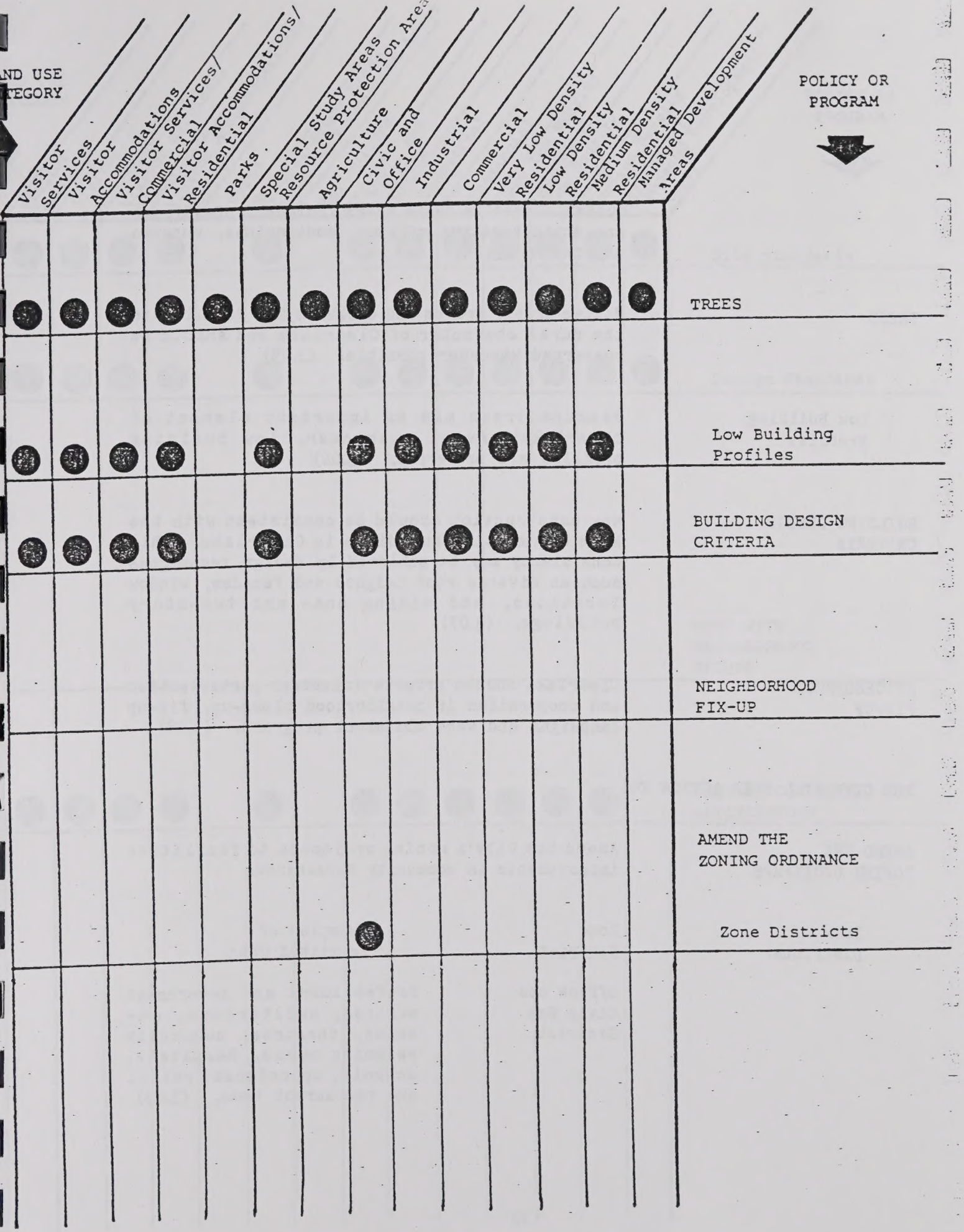
It is intended that a more appropriate site be designated in the future. Two sites that could be considered include:

Austin Park - Burns Valley School Center

The area around Burns Valley School could be developed with civic uses including City offices, other professional and administrative offices, museums and an auditorium. Austin Park could be extended to include the Burns Valley School site. (3.02)

Southshore Center

The Southshore Center could be expanded to include the Redbud Community Hospital, Yuba College, the Oak Hill School, the Konocti Unified School District offices and surrounding vacant land. (3.03)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Low Density Residential
Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
TREES
Low Building Profiles
BUILDING DESIGN CRITERIA
NEIGHBORHOOD FIX-UP
AMEND THE ZONING ORDINANCE
Zone Districts

Suitable uses in these areas include professional and administrative offices, auditoriums, museums and parks. (3.04)

TREES

Native trees, groves and orchards are valuable to the rural character of Clearlake and should be preserved wherever possible. (3.05)

Low Building Profiles

Because trees are an important element of Clearlake's rural character, low building profiles are preferred. (3.06)

BUILDING DESIGN CRITERIA

New construction should be consistent with the size of existing buildings in Clearlake. This consistency may be achieved by design techniques such as diverse roof heights and facades, window locations, and mixing one- and two-story buildings. (3.07)

NEIGHBORHOOD FIX-UP

Clearlake should promote volunteer participation and cooperation in neighborhood clean-up, fix-up campaigns and weed abatement programs. (3.08)

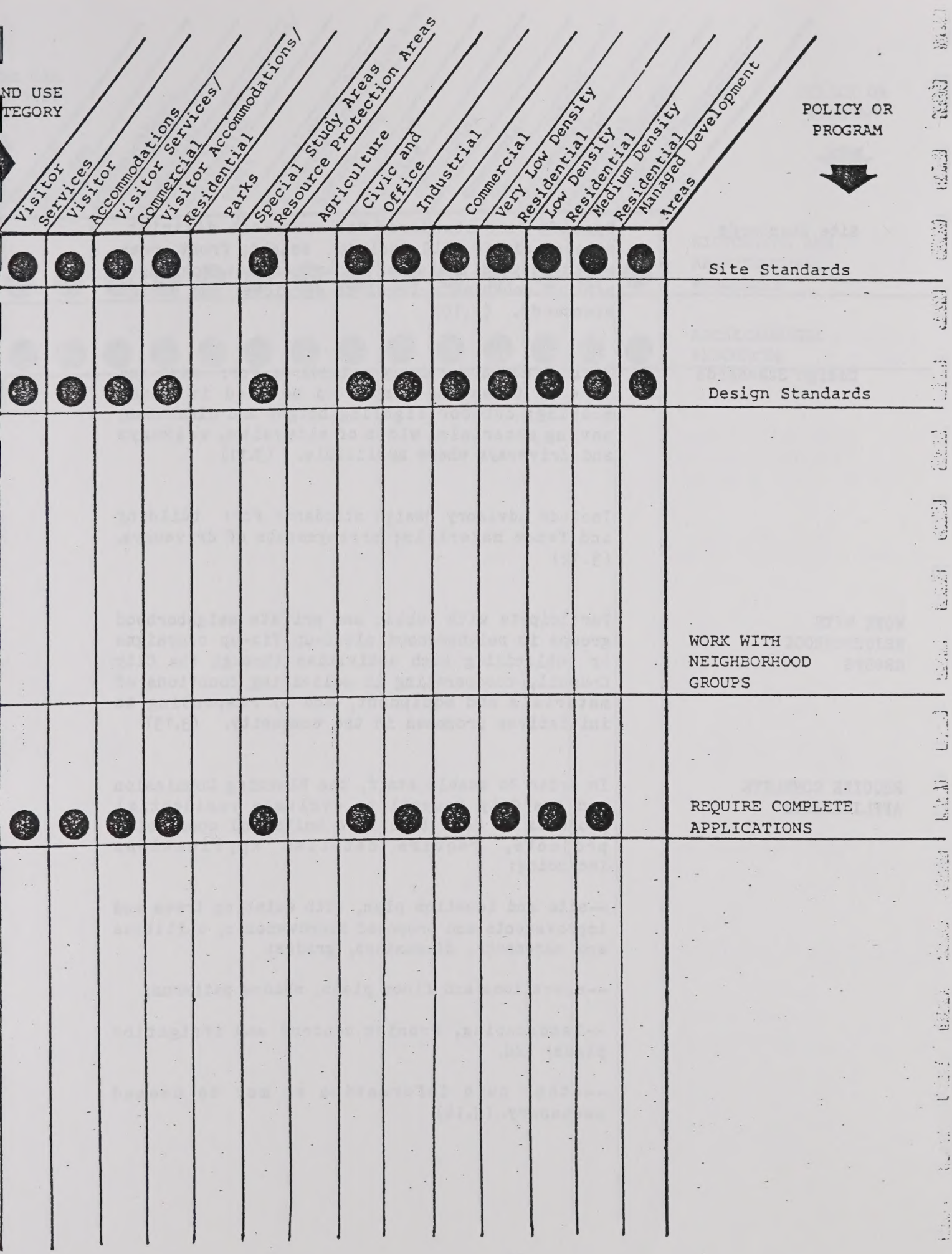
THE CITY WILL TAKE ACTION TO:

AMEND THE ZONING ORDINANCE

Amend the City's zoning ordinance to facilitate improvements in community appearance.

Zone Districts

Zone District	Examples of Permitted Uses
Office and Civic Use District	Professional and government offices, auditoriums, museums, theatres, community swimming pools, hospitals, schools, appurtenant retail and restaurant uses. (3.09)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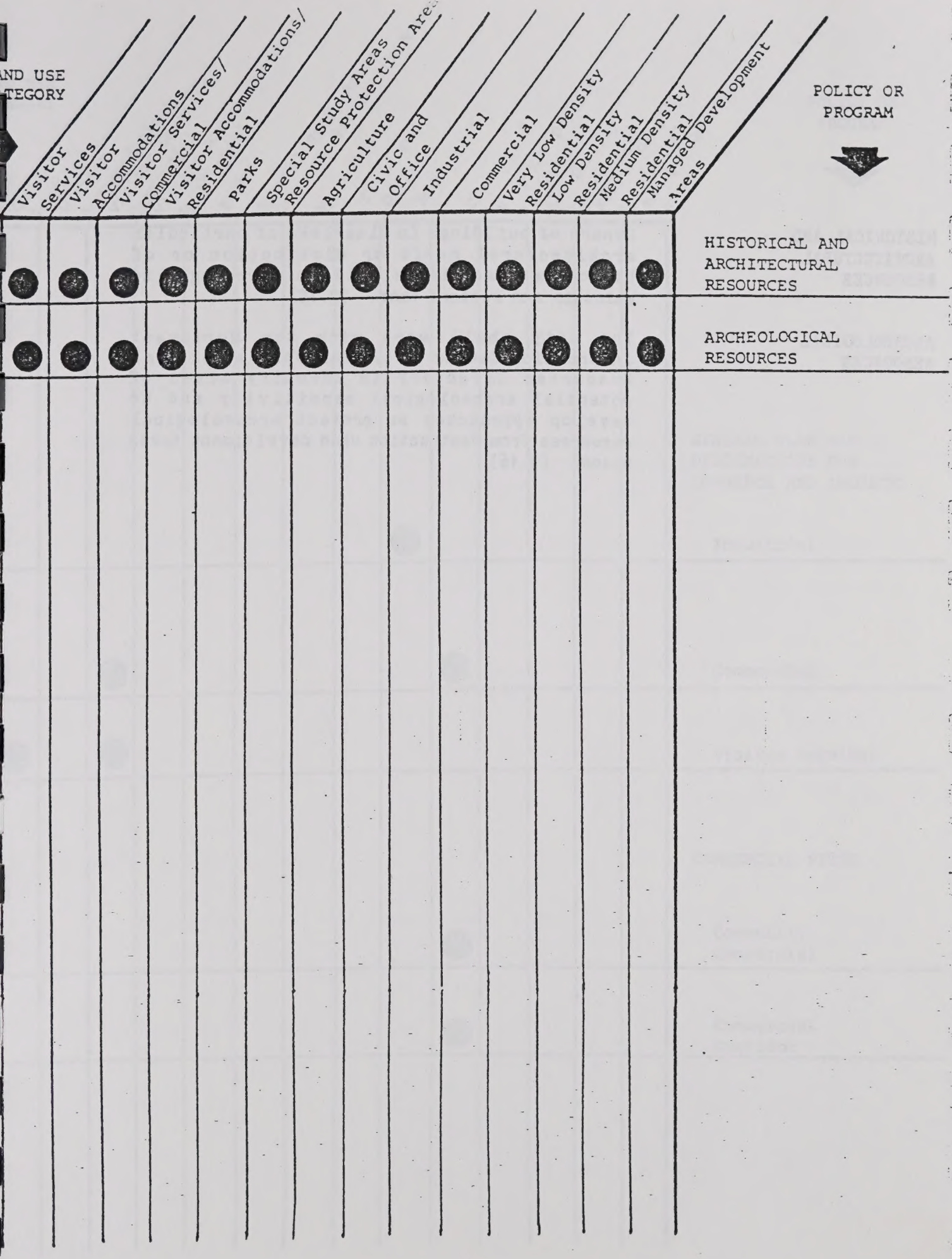
Managed Development Areas
POLICY OR PROGRAM
Site Standards
Design Standards
WORK WITH NEIGHBORHOOD GROUPS
REQUIRE COMPLETE APPLICATIONS

Site Standards	Specify site standards for each zone district. Site standards will include: height; front, rear and side-yard setbacks; amount of lot coverage; minimum acceptable level of services; and design standards. (3.10)
Design Standards	Include mandatory design standards for: size and type of trees and shrubs to be used in landscaping; outdoor lighting height and direction; paving materials; width of sidewalks, walkways and driveways where applicable. (3.11)
	Include advisory design standards for: building and fence materials; arrangements of driveways. (3.12)
WORK WITH NEIGHBORHOOD GROUPS	Participate with public and private neighborhood groups in neighborhood clean-up fix-up campaigns by publicizing such activities through the City Council, coooperating in soliciting donations of materials and equipment, and by responding to initiatives proposed in the community. (3.13)
REQUIRE COMPLETE APPLICATIONS	In order to enable staff, the Planning Commission and the City Council to evaluate residential projects of more than five units and commercial projects, require detailed applications including: --site and location plan, with existing trees and improvements and proposed improvements, utilities and easements, dimensions, grades; --elevations and floor plans, shadow patterns; --landscaping, erosion control and irrigation plans; and, --other such information as may be deemed necessary. (3.14)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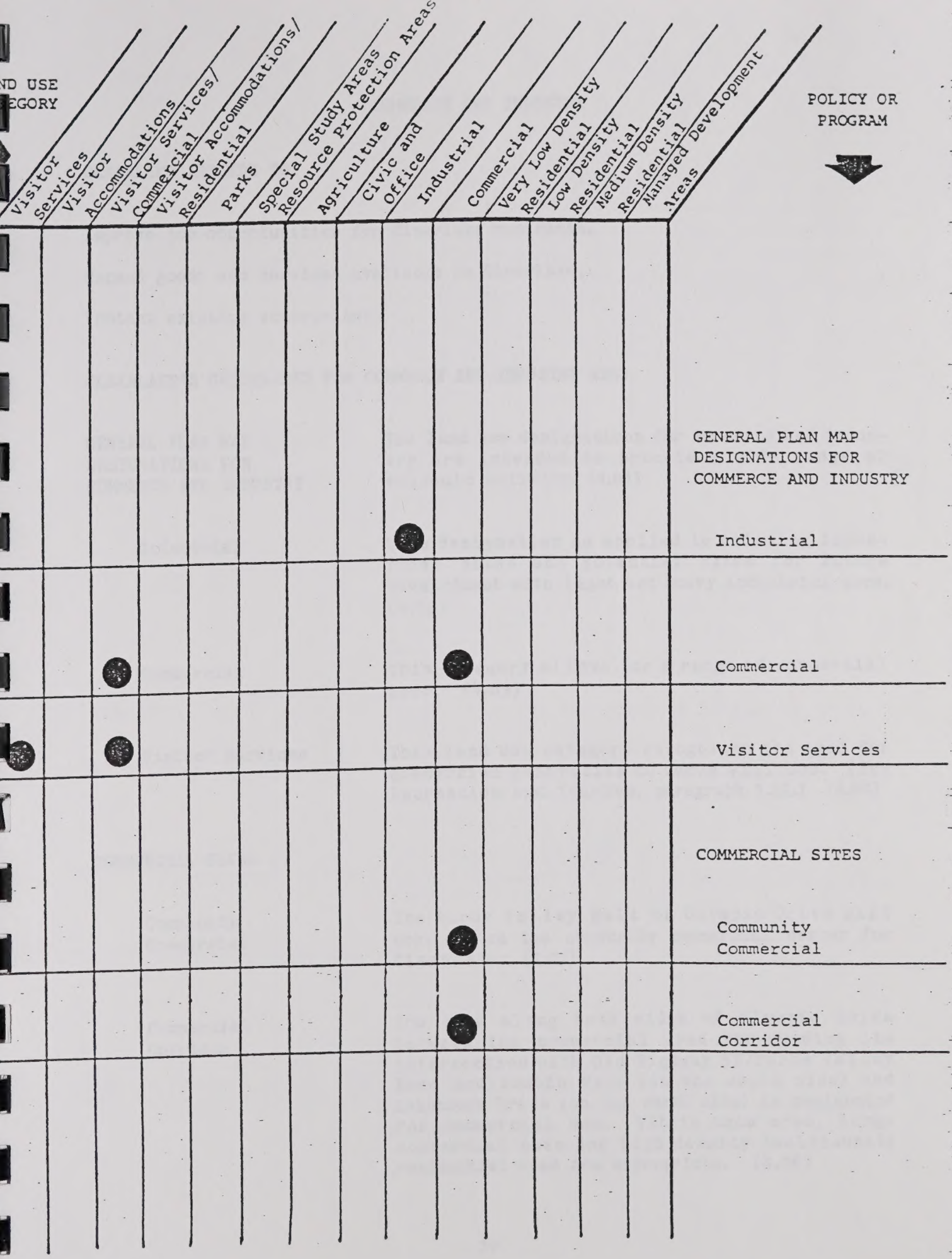
POLICY OR PROGRAM
HISTORICAL AND ARCHITECTURAL RESOURCES
ARCHEOLOGICAL RESOURCES

HISTORICAL AND ARCHITECTURAL RESOURCES

Owners of buildings in Clearlake of particular architectural merit or distinction or of historical importance will be encouraged to maintain and restore them. (3.15)

ARCHEOLOGICAL RESOURCES

The city shall work with the Northwest Information Center of the California Cultural Resources Inventory to identify areas of potential archeological sensitivity and to develop approaches to protect archeological resources from destruction when development takes place. (3.16)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POLICY OR PROGRAM
GENERAL PLAN MAP DESIGNATIONS FOR COMMERCE AND INDUSTRY
Industrial
Commercial
Visitor Services
COMMERCIAL SITES
Community Commercial
Commercial Corridor

COMMERCE AND INDUSTRY

CLEARLAKE INTENDS TO:

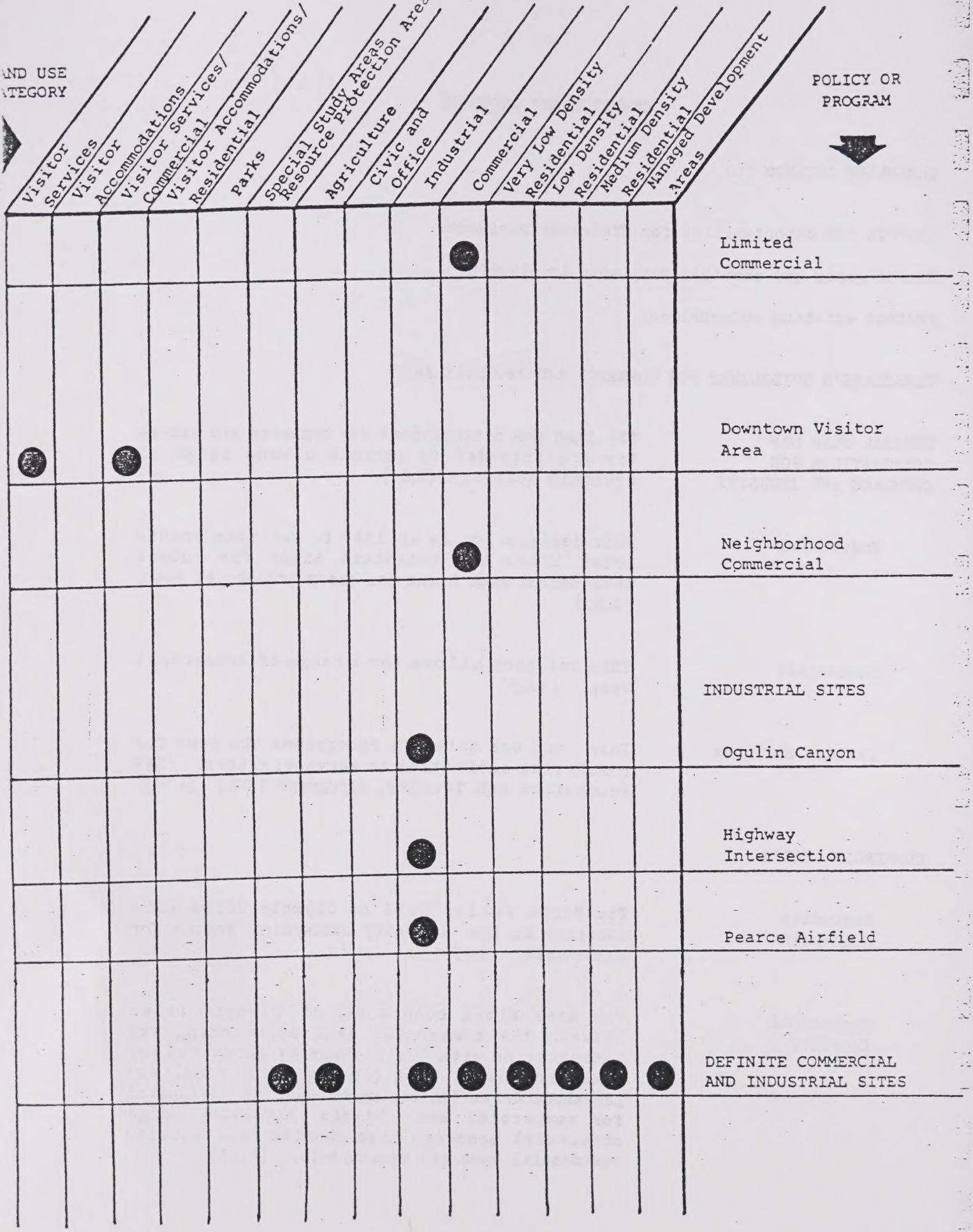
Improve job opportunities for Clearlake residents.

Expand goods and services available in Clearlake.

Protect existing enterprises.

CLEARLAKE'S GUIDELINES FOR COMMERCE AND INDUSTRY ARE:

GENERAL PLAN MAP DESIGNATIONS FOR COMMERCE AND INDUSTRY	The land use designations for commerce and industry are intended to promote a wide range of economic activity. (4.01)
Industrial	This designation is applied to existing industrial sites and potential sites for future development with light and heavy industrial uses. (4.02)
Commercial	This category allows for a range of commercial uses. (4.03)
Visitor Services	This land use category recognizes the need for commercial activities to serve visitors. (See Recreation and Tourism, paragraph 1.02.) (4.04)
COMMERCIAL SITES	
Community Commercial	The Burns Valley Mall on Olympic Drive will continue as the community commercial center for Clearlake. (4.05)
Commercial Corridor	The area along both sides of Olympic Drive between the commercial area surrounding its intersection with Old Highway 53/Burns Valley Road and Austin Park (on the south side) and Lakeshore Drive (on the north side) is designated for commercial use. Within this area, large commercial uses and high density (multi-unit) residential uses are appropriate. (4.06)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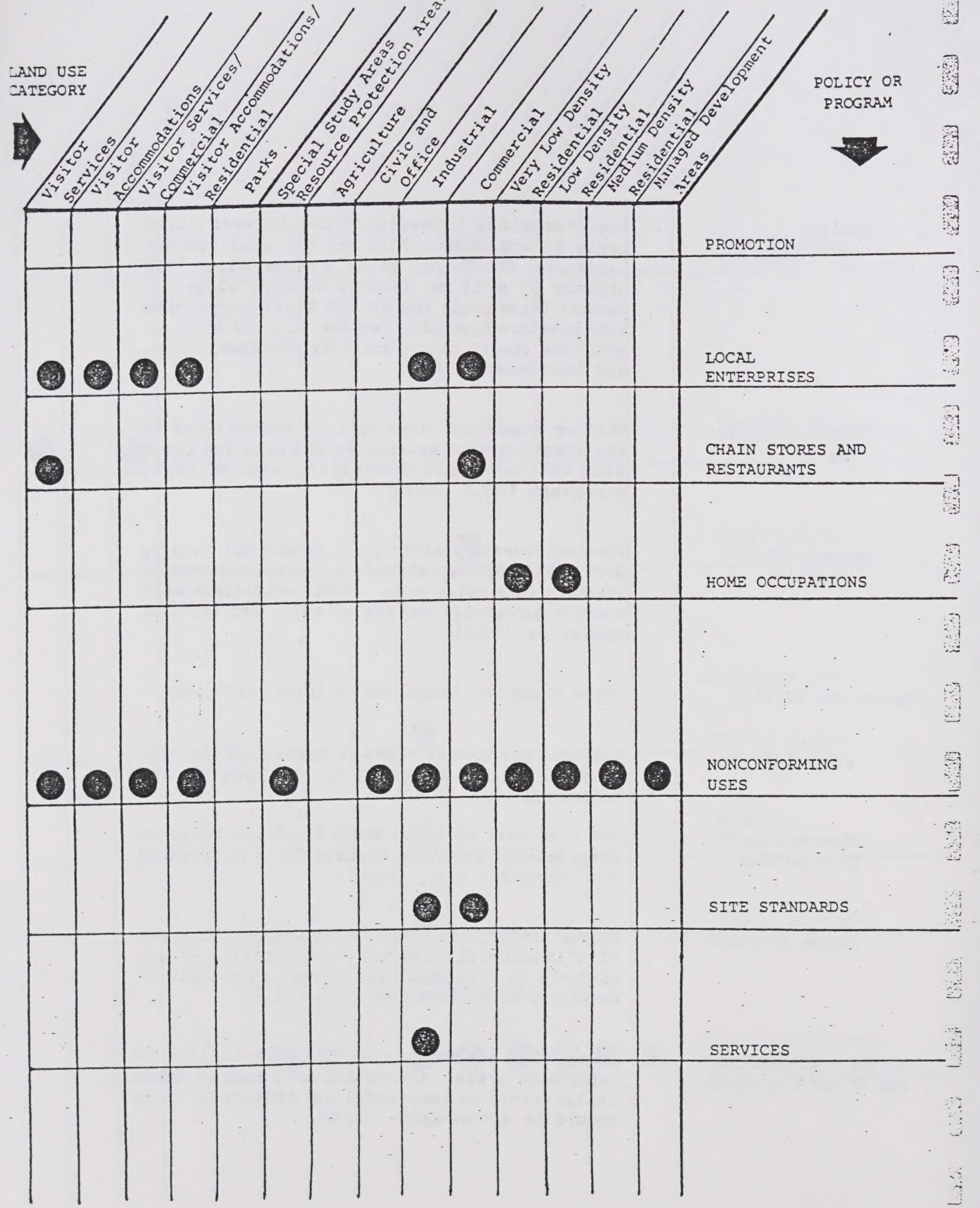
Medium Density Residential
Managed Development Areas
Limited Commercial
Downtown Visitor Area
Neighborhood Commercial
INDUSTRIAL SITES
Ogulin Canyon
Highway Intersection
Pearce Airfield
DEFINITE COMMERCIAL AND INDUSTRIAL SITES

Limited Commercial	The area along Lakeshore Drive between State Route 53 and Redbud Park and the area between Lakeshore Drive and Davis Avenue along Old Highway 53 will be limited commercial areas. Because these areas create the first impression many visitors have of Clearlake, all new development here should be attractively designed, sited, and landscaped. (4.07)
Downtown Visitor Area	Visitor commercial uses will be concentrated in the downtown area between Redbud Park and Burns Valley Creek (See Recreation and Tourism, paragraph 1.07.) (4.08)
Neighborhood Commercial	Personal service, office, and commercial uses to serve neighborhoods should be located adjacent to existing commercial uses. Permit conditions will specify acceptable levels of noise and hours of operation. (4.09)
INDUSTRIAL SITES	Three areas are designated as industrial sites.
Ogulin Canyon	The area along both sides of Ogulin Canyon Road east of State Route 53 is designated for industrial use. (4.10)
Highway Intersection	The area west of State Route 53 at the northern intersection with Old Highway 53 is designated for industrial use. (4.11)
Pearce Airfield	Pearce Airfield is shown on the General Plan Map with industrial land use designation. If the airfield is relocated, the present site could be developed with industrial uses. (4.12)
DEFINITE COMMERCIAL AND INDUSTRIAL SITES	Commercial and industrial uses are limited to designated areas. Conversion of lands in other designations to commercial and industrial uses should be discouraged. (4.13)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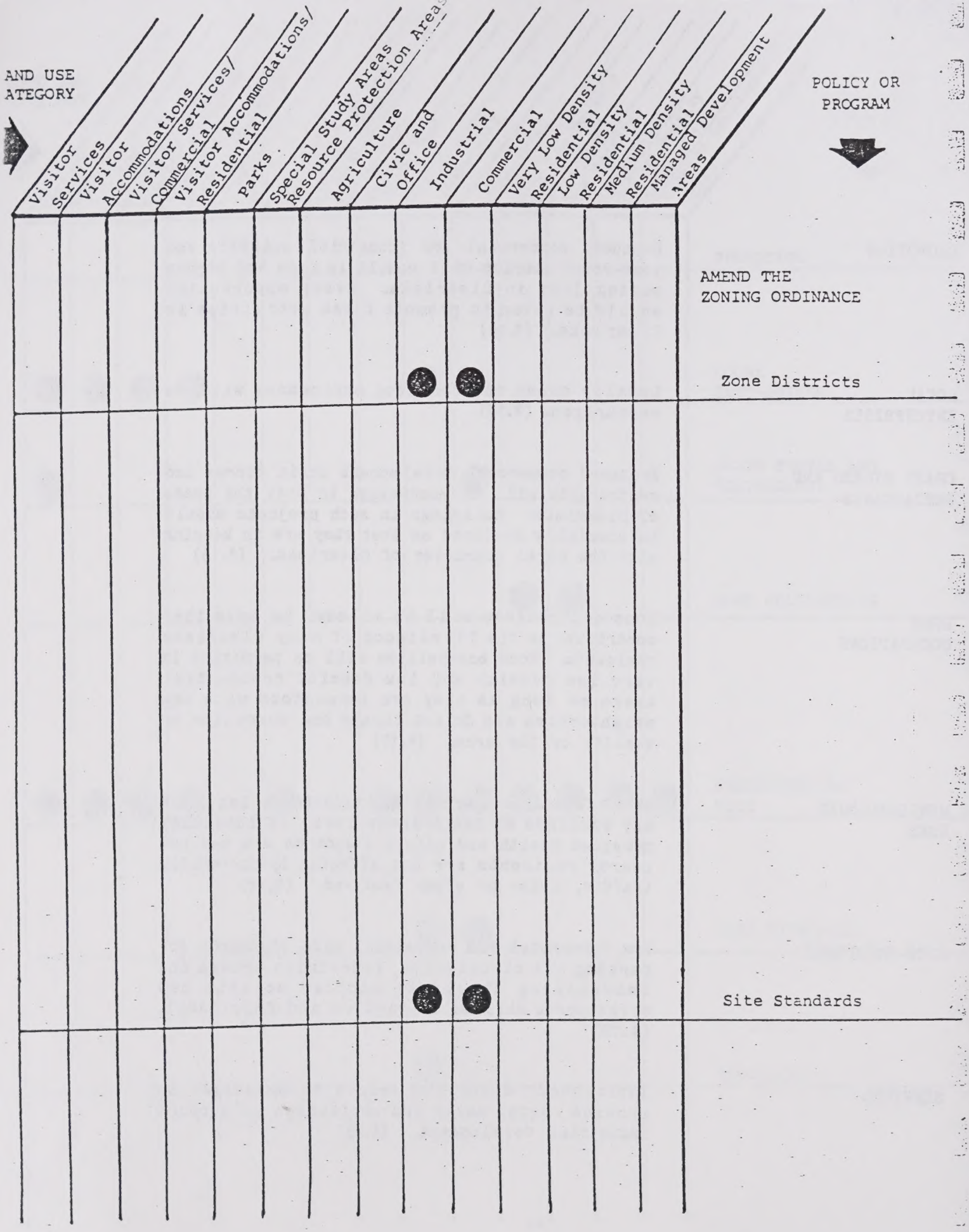
Managed Development Areas
PROMOTION
LOCAL ENTERPRISES
CHAIN STORES AND RESTAURANTS
HOME OCCUPATIONS
NONCONFORMING USES
SITE STANDARDS
SERVICES

PROMOTION	Expanded commercial and industrial activity and year-round tourism will result in more and higher paying jobs in Clearlake. Every opportunity should be taken to promote these activities in Clearlake. (4.14)
LOCAL ENTERPRISES	Locally owned and operated businesses will be encouraged. (4.15)
CHAIN STORES AND RESTAURANTS	Proposed commercial development chain stores and restaurants will be encouraged to meet the needs of Clearlake. Buildings in such projects should be specially designed so that they are in keeping with the rural character of Clearlake. (4.16)
HOME OCCUPATIONS	Home occupations will be allowed because they contribute to the livelihood of many Clearlake residents. Home occupations will be permitted in very low density and low density residential areas so long as they are harmonious with the neighborhood and do not change the character or quality of the area. (4.17)
NONCONFORMING USES	Nonconforming commercial and industrial land uses may continue at the present level of intensity provided health and safety standards are met and nearby residents are not affected by increasing traffic, noise or other features. (4.18)
SITE STANDARDS	New commercial and industrial site standards for parking and circulation, pedestrian access and landscaping should be adopted so that new development will be attractive and functional. (4.19)
SERVICES	Improvement districts should be organized to provide roads, water and sanitation to support industrial development. (4.20)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AMEND THE ZONING ORDINANCE
Zone Districts
Site Standards

THE CITY OF CLEARLAKE WILL:

AMEND THE ZONING ORDINANCE

Amend the City's zoning ordinance to include zone districts to implement the commerce and industry land use designations.

Zone Districts

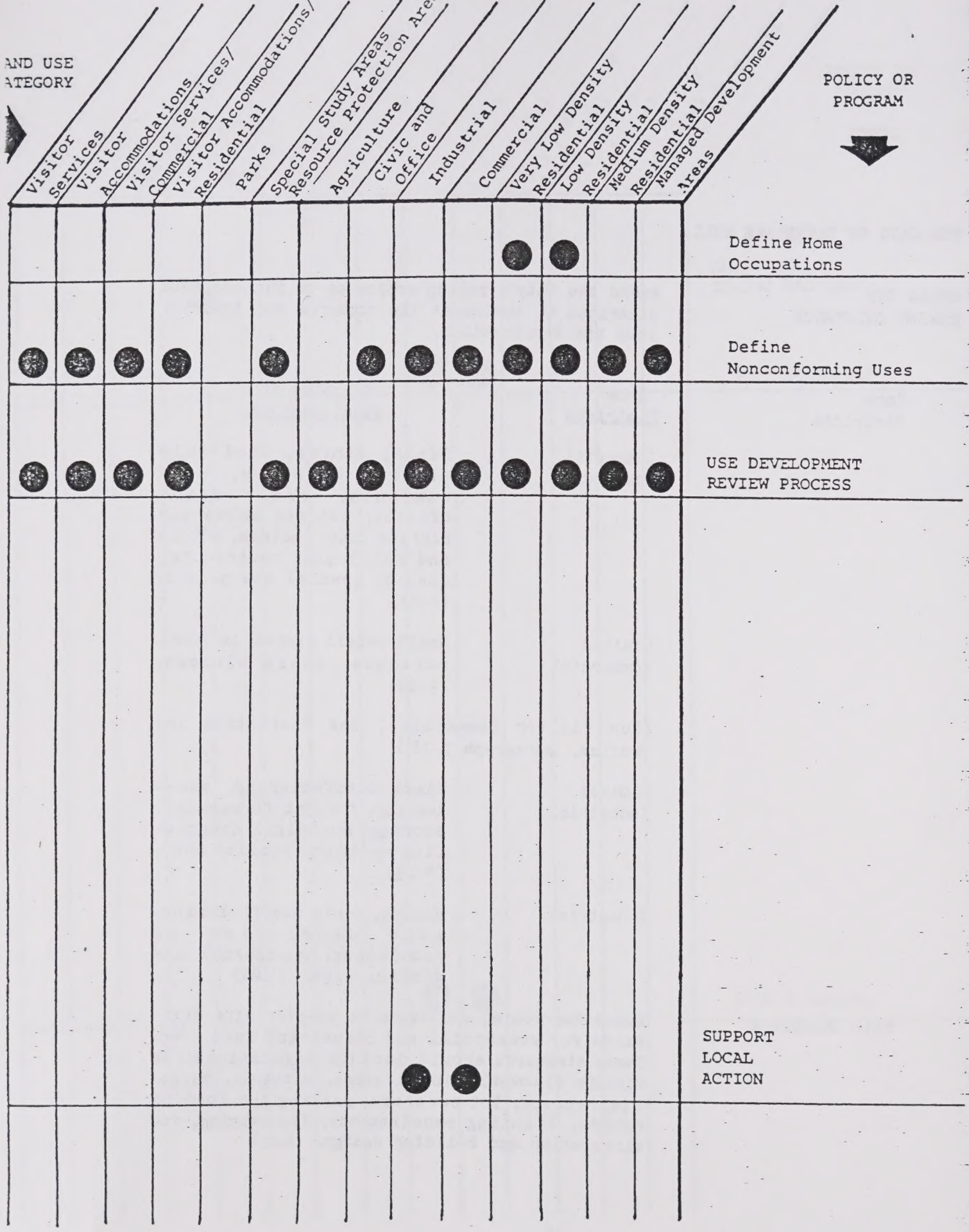
Zone Districts	Examples of Permitted Uses
Community Commercial	Retail stores, wholesale stores, theatres, restaurants, real estate offices, outdoor sales and similar uses; hotels, motels and multi-unit residential uses by special use permit. (4.21)
Limited Commercial	Small retail stores, personal services, small offices. (4.22)

(For Visitor Commercial, see Recreation and Tourism, paragraph 1.18.)

Limited Industrial	Light manufacturing, warehousing, freight forwarding, storage, municipal corporation yards and similar uses. (4.23)
Industrial	Mining, heavy manufacturing, auto demolition or rebuilding, geothermal and similar uses. (4.24)

Site Standards

Amend the zoning ordinance to specify site standards for commercial and industrial land uses. These standards should include regulations for minimum allowable parcel sizes, setbacks, height limitations, lot coverage, parking and loading ratios, lighting requirements, landscaping, and circulation and building design. (4.25)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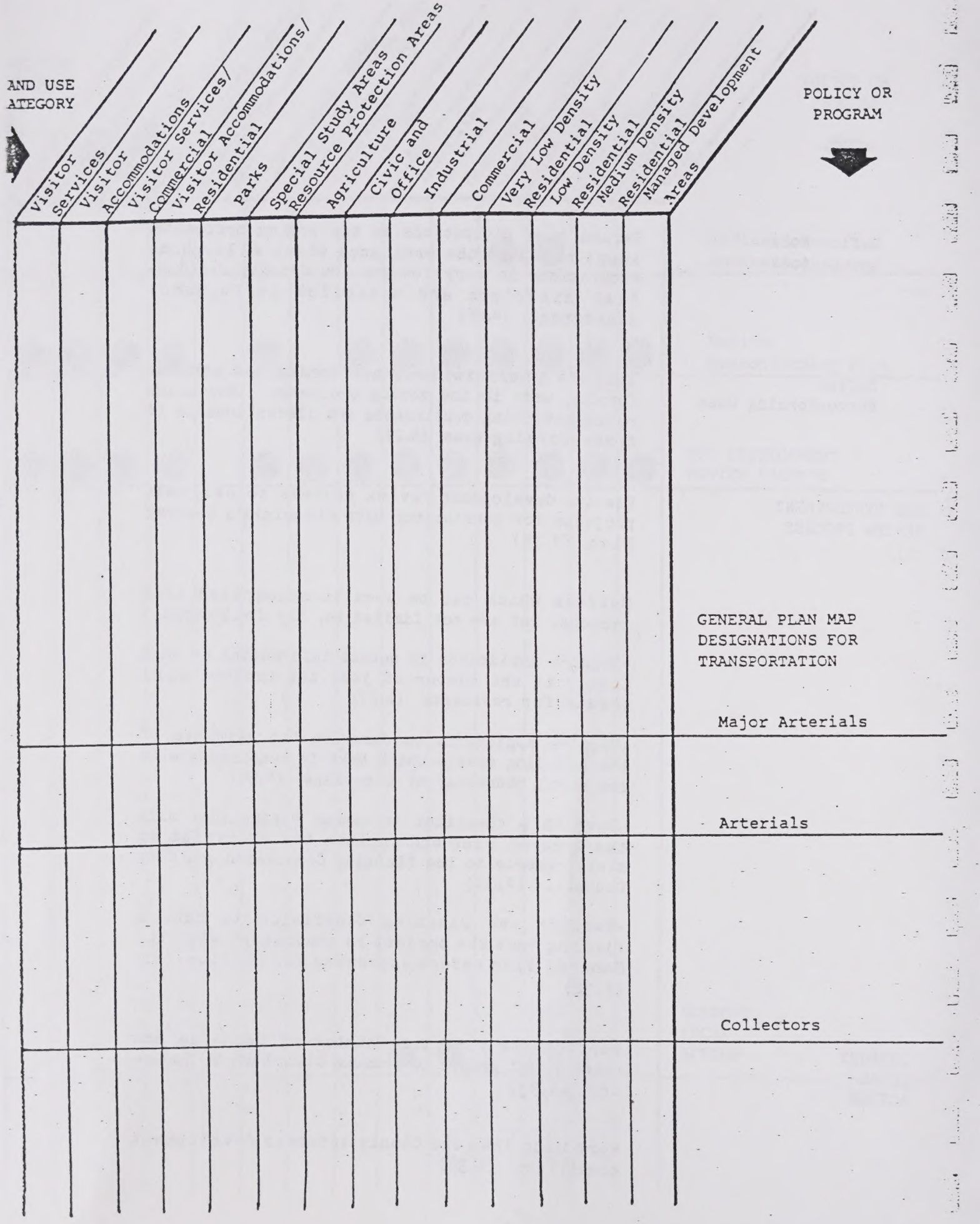
POLICY OR PROGRAM
Define Home Occupations
Define Nonconforming Uses
USE DEVELOPMENT REVIEW PROCESS
SUPPORT LOCAL ACTION

Define Home Occupations	Define home occupations in the zoning ordinance. Adopt rules in the ordinance which allow home occupations in very low and low density residential districts and establish performance standards. (4.26)
Define Nonconforming Uses	Include a definition of conforming and nonconforming uses in the zoning ordinance. Establish rules governing continuance and discontinuance of nonconforming uses. (4.27)
USE DEVELOPMENT REVIEW PROCESS	Use the development review process to evaluate projects for consistency with Clearlake's General Plan. (4.28) Methods which can be used to accomplish this include, but are not limited to, the following: -Require applicants to submit information on such things as the number of jobs the project will create for residents (4.29) -Require applicants to describe the elements of the building design which make it consistent with the rural character of Clearlake (4.30) -Develop a checklist to assess consistency with the General Plan and include the checklist in staff reports to the Planning Commission and City Council. (4.31) -Require the Planning Commission to make a finding that the project is consistent with the General Plan before approving any application. (4.32)
SUPPORT LOCAL ACTION	Participate with the Chamber of Commerce and other local groups to promote Clearlake to industry. (4.33) Work with the Lake County economic development committee. (4.34)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GENERAL PLAN MAP DESIGNATIONS FOR TRANSPORTATION
Major Arterials
Arterials
Collectors

CLEARLAKE INTENDS TO:

Improve the street system so that residents can move easily through and across town, and set priorities to accomplish this goal.

Insure that people can get to Clear Lake and other community attractions by car, on foot, and on bicycle.

Keep visitor traffic out of neighborhoods.

Ensure that people can walk safely throughout Clearlake.

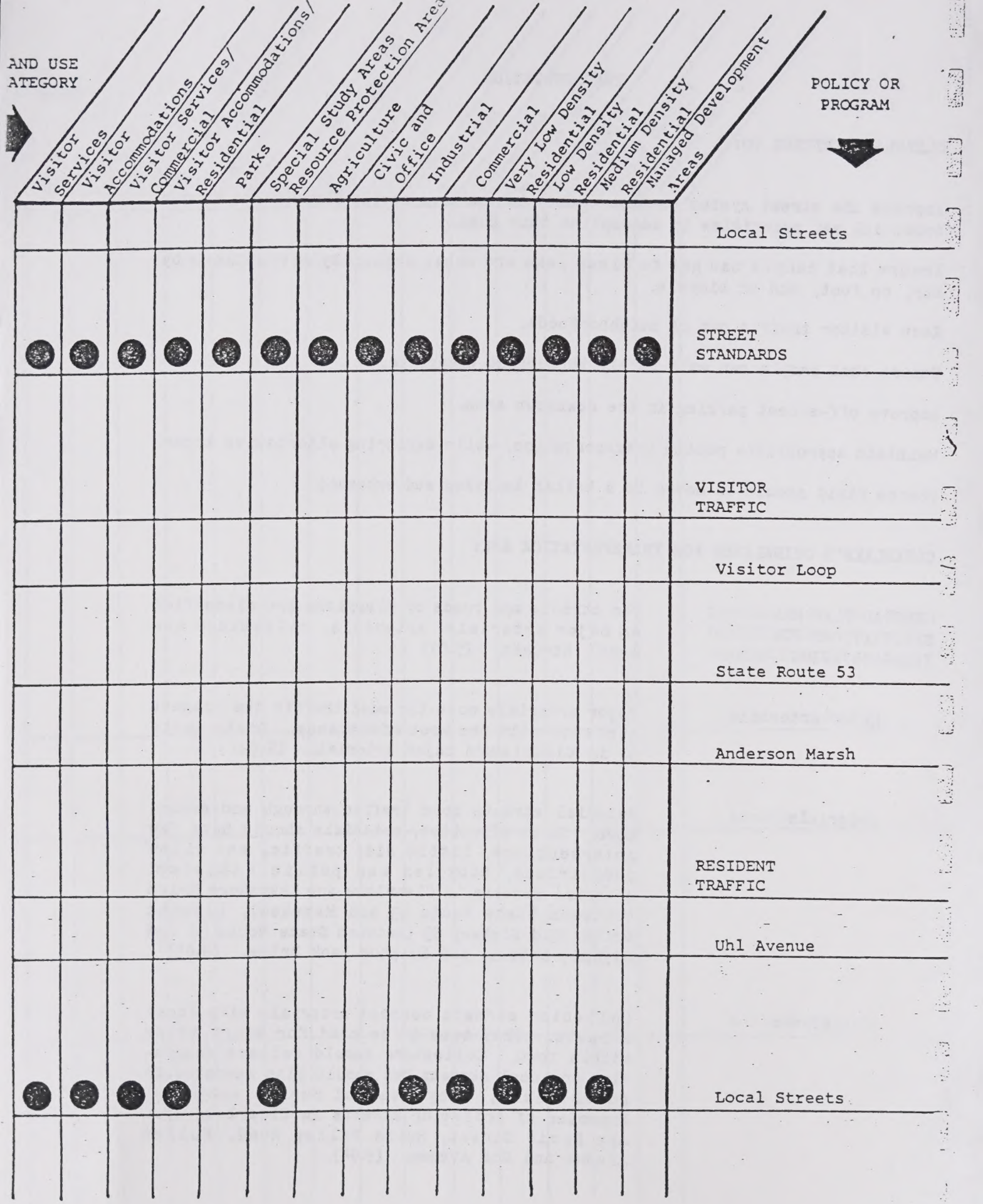
Improve off-street parking in the downtown area.

Maintain appropriate public transportation, while exploring alternative types.

Pearce Field should be moved to a better location and expanded.

CLEARLAKE'S GUIDELINES FOR TRANSPORTATION ARE:

GENERAL PLAN MAP DESIGNATIONS FOR TRANSPORTATION	The streets and roads of Clearlake are classified as major arterials, arterials, collectors and local streets. (5.01)
Major Arterials	Major arterials move the most traffic the longest distance with the most efficiency. State Route 53 is Clearlake's major arterial. (5.02)
Arterials	Arterial streets move traffic through and across town. To be effective, arterials should have few intersections, little side traffic, and allow pedestrians, bicycles and public vehicles. Arterial streets in Clearlake are Lakeshore Drive (between State Route 53 and Manakee), Olympic Drive, Old Highway 53 (between State Route 53 and Olympic Drive), and Sulphur Bank Drive. (5.03)
Collectors	Collector streets connect arterials with local streets. They tend to be used for short trips within town. Collectors should relieve congestion on local streets but should also accommodate pedestrians, bicycles and public vehicles. Examples of collector streets in Clearlake area are Davis Street, Burns Valley Road, Mullen Avenue and Uhl Avenue. (5.04)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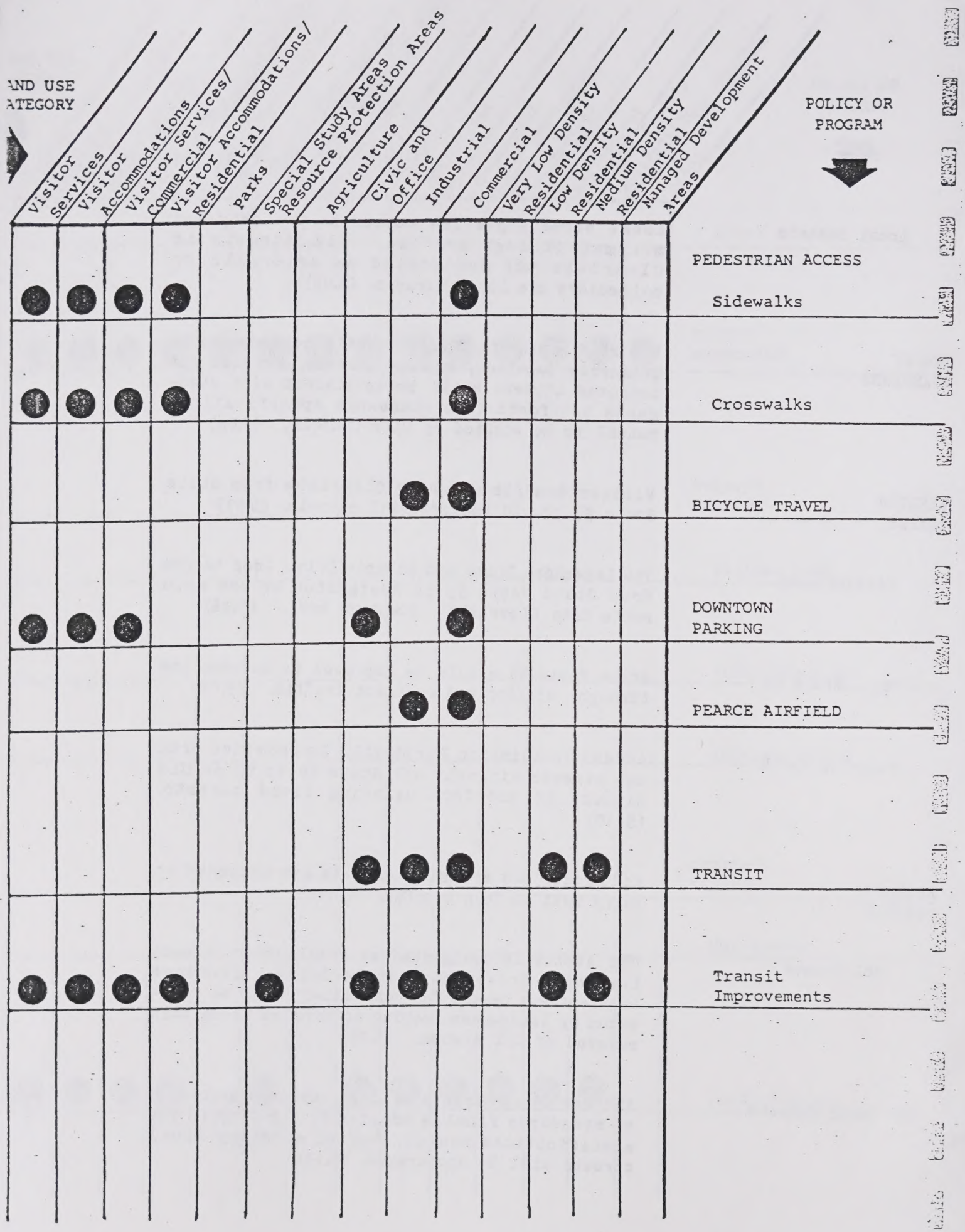
POLICY OR PROGRAM
Local Streets
STREET STANDARDS
VISITOR TRAFFIC
Visitor Loop
State Route 53
Anderson Marsh
RESIDENT TRAFFIC
Uhl Avenue
Local Streets

Local Streets	Local streets provide access to property and minimal through traffic. All streets in Clearlake not designated as arterials or collectors are local streets. (5.05)
STREET STANDARDS	The road system in Clearlake will continue to be primarily two-lane, two-way streets. All new and improved streets shall be consistent with standards set forth in a standards specifications manual to be adopted by City Council. (5.06)
VISITOR TRAFFIC	Visitor traffic entering Clearlake from State Route 53 should use arterial streets. (5.07)
Visitor Loop	The Lakeshore Drive and Olympic Drive loop to and from State Route 53 is designated as the main route into Clearlake's downtown area. (5.08)
State Route 53	State Route 53 should be improved to accommodate through, visitor and resident traffic. (5.09)
Anderson Marsh	Access to Anderson Marsh will be provided from new streets directly off State Route 53 or Old Highway 53 and from existing local streets. (5.10)
RESIDENT TRAFFIC	Collector and arterial streets are intended to carry most in-town traffic. (5.11)
Uhl Avenue	Uhl Avenue is designated as a collector between Lakeshore Drive and Olympic Drive. Frontage right-of-way needed for realignment will be dedicated by landowners seeking to develop along this segment of Uhl Avenue. (5.12)
Local Streets	All new local streets will be surfaced according to standards finally adopted by the City in its specifications manual. Paving existing local streets will be encouraged. (5.13)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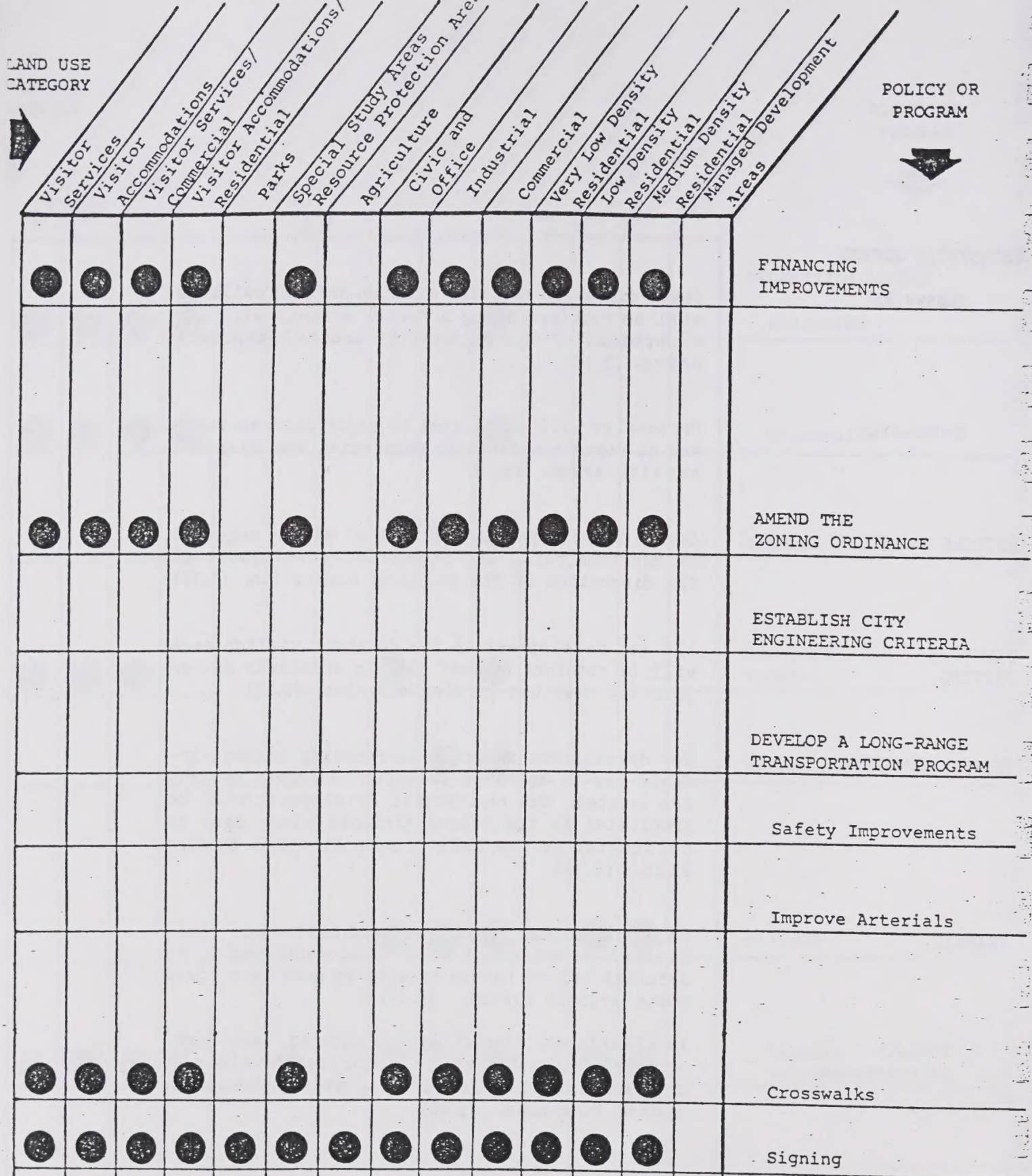
PEDESTRIAN ACCESS
Sidewalks
Crosswalks
BICYCLE TRAVEL
DOWNTOWN PARKING
PEARCE AIRFIELD
TRANSIT
Transit Improvements

PEDESTRIAN ACCESS	
Sidewalks	Paved sidewalks or other clearly-defined walkways will be required along arterial streets with the exceptions of Old Highway 53 and Sulphur Bank Drive. (5.14)
Crosswalks	Crosswalks will be painted at major intersections and at other locations in commercial and visitor-serving areas. (5.15)
BICYCLE TRAVEL	Secure bicycle parking facilities may be required of new commercial and industrial development at the discretion of the Planning Commission. (5.16)
DOWNTOWN PARKING	All new development in the downtown visitor area will be required to meet parking standards and/or join the downtown parking district. (5.17)
PEARCE AIRFIELD	New development in areas surrounding Pearce Airfield may be approved provided no safety hazards are created. New residential development will be prohibited in the Pearce Airfield clear zone as delineated in the Lake County Airports Master Plan. (5.18)
TRANSIT	Major commercial, industrial and multi-unit residential development will be concentrated along arterial and collector streets to promote a fixed route transit system. (5.19)
Transit Improvements	As Clearlake's transit system expands, new high-density residential and/or commercial development may be required to provide bus stops, shelters, and/or turn-outs. (5.20)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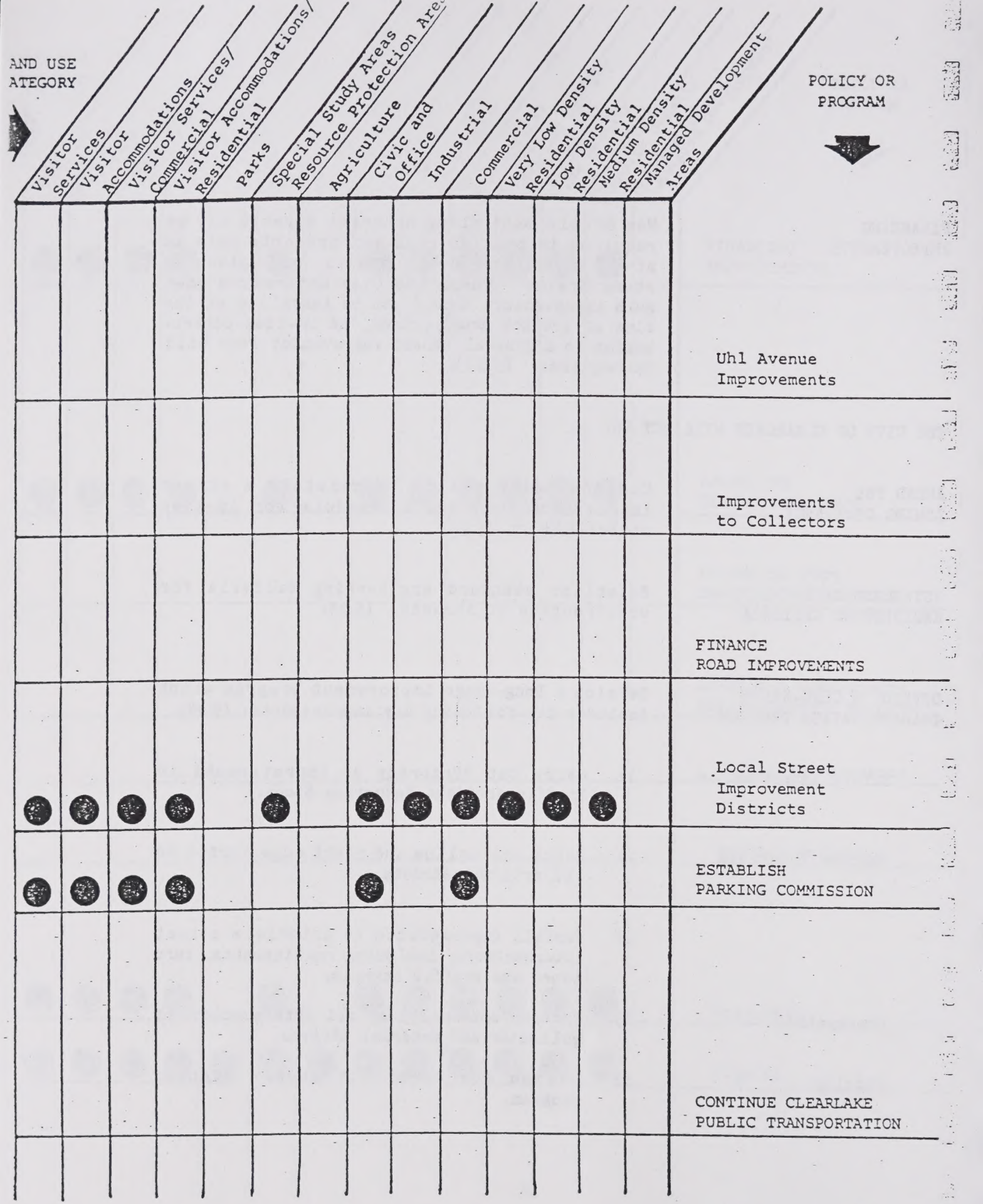
Managed Development Areas
FINANCING IMPROVEMENTS
AMEND THE ZONING ORDINANCE
ESTABLISH CITY ENGINEERING CRITERIA
DEVELOP A LONG-RANGE TRANSPORTATION PROGRAM
Safety Improvements
Improve Arterials
Crosswalks
Signing

FINANCING IMPROVEMENTS	New development along arterial streets may be required to provide road improvements such as street widenings, curbs, gutters, sidewalks and storm drains. Where the City determines that such improvements should not be installed at the time of project construction, an in-lieu contribution to a general street improvement fund will be required. (5.21)

THE CITY OF CLEARLAKE WILL ACT TO:

AMEND THE ZONING ORDINANCE	Continue City policy to maintain a street improvement fund and a schedule for in-lieu contributions. (5.22)
ESTABLISH CITY ENGINEERING CRITERIA	Establish standard engineering criteria for construction of streets. (5.23)
DEVELOP A LONG-RANGE TRANSPORTATION PROGRAM	Develop a long-range improvement program which includes the following key improvements: (5.24)
Safety Improvements	1) Carry out "Priority A" improvements in Traffic Accident Reduction Study.
Improve Arterials	2) Paint centerline and right edge stripe on all arterial streets.
	3) Install improvements to arterials street intersections, including realignments, turn lanes and traffic signals.
Crosswalks	4) Provide crosswalks at all intersections of collector and arterial streets.
Signing	5) Devise and carry out street signing program.


AND USE
ATEGORY
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PROGRAM
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Visitor Accommodations
Visitor Services/ Commercial
Visitor Accommodations/ Residential
Parks
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Agriculture
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Improvements to Collectors
FINANCE ROAD IMPROVEMENTS
Local Street Improvement Districts
ESTABLISH PARKING COMMISSION
CONTINUE CLEARLAKE PUBLIC TRANSPORTATION

6) Install signing identifying the "Visitor Loop" along Lakeshore Drive and Olympic Drive.

7) Make street and traffic signs consistent throughout Clearlake.

Uhl Avenue Improvements

8) Prepare a specific plan for Uhl Avenue.

9) Carry out improvements to Uhl Avenue by acquiring right-of-way and constructing new segments.

Improvements to Collectors

10) Pave unpaved portions of collector system.

11) Paint centerline and edge striping along collector streets.

FINANCE ROAD IMPROVEMENTS

Seek funds from county, state and federal sources and the general fund of the City, for collector and arterial street improvements not associated with new developments. (5.25)

Local Street Improvement Districts

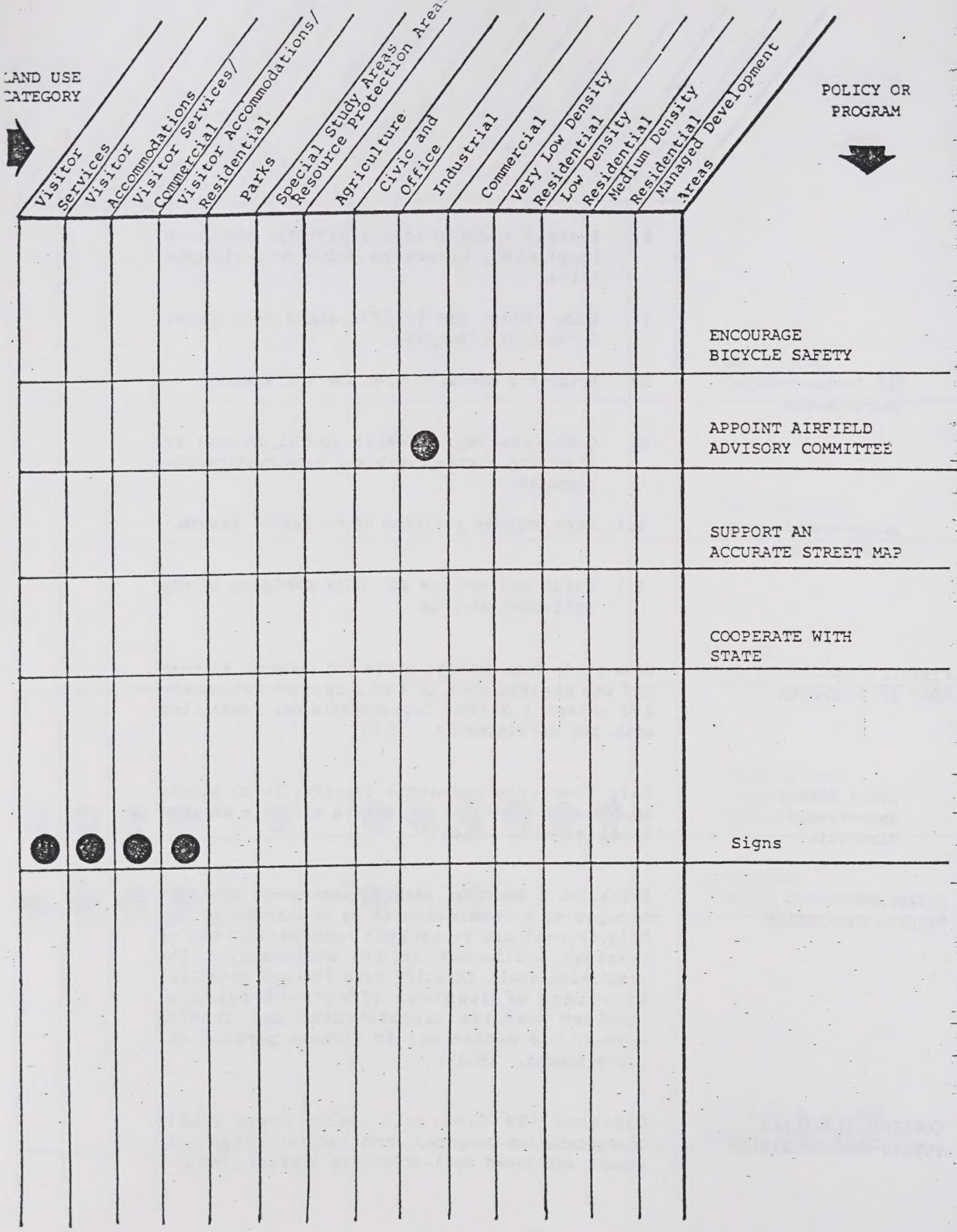
Help Clearlake residents organize local street improvement districts to improve and pave unpaved local streets. (5.26)

ESTABLISH PARKING COMMISSION

Establish a downtown parking assessment district managed by a commission to be appointed by the City Council and to include representatives of downtown businesses in its membership. The commission shall identify need for and potential locations of downtown off-street parking, downtown roadside improvements, and funding sources and mechanisms to finance parking and improvements. (5.27)

CONTINUE CLEARLAKE PUBLIC TRANSPORTATION

Continue the Clearlake semi-private public transportation program. Monitor the program to ensure continued cost-effective service. (5.28)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Visitor Services/ Commercial
Visitor Accommodations/ Residential
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Special Study Areas/ Resource Protection Areas
Agriculture
Civic and Office
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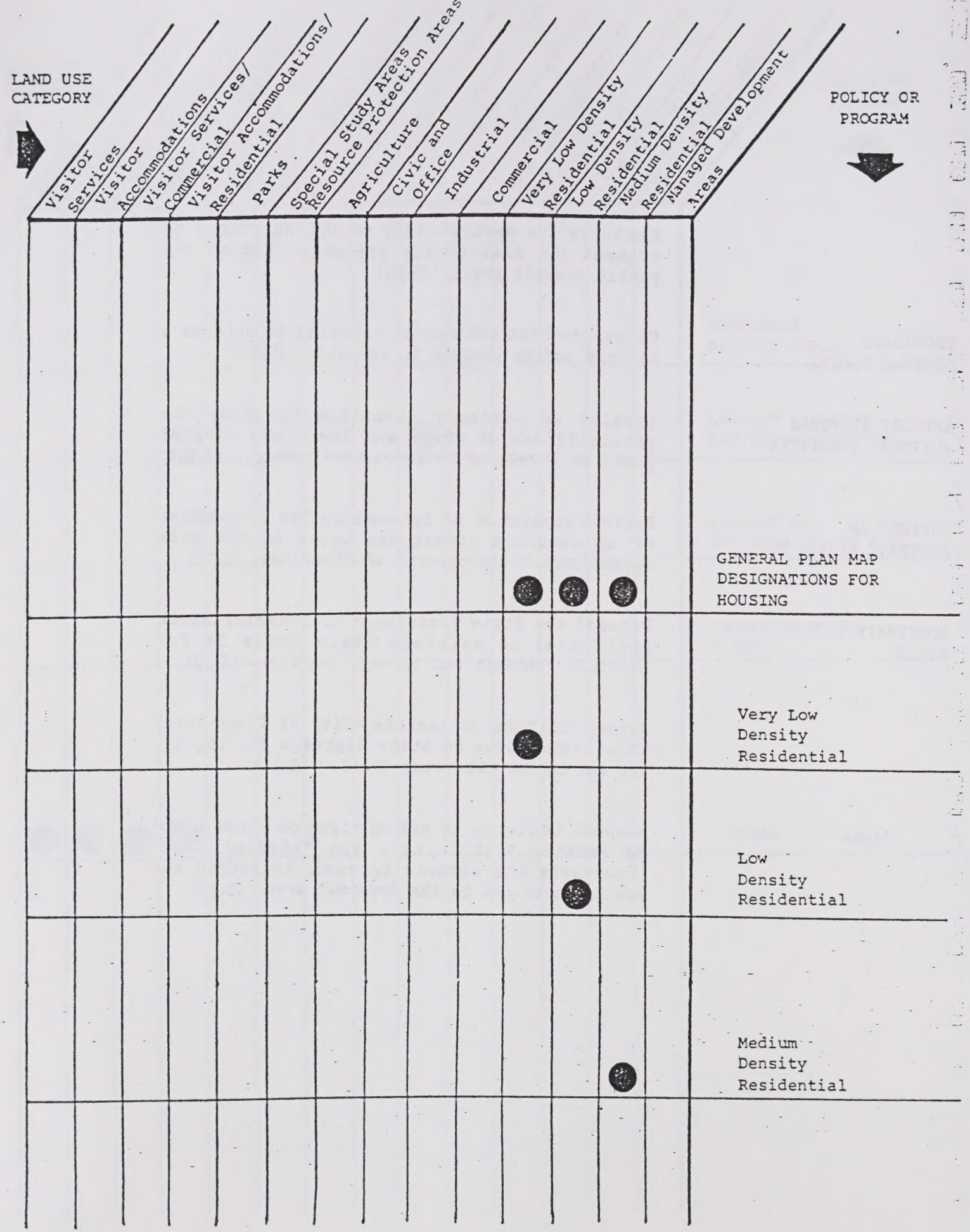
Very Low Density Residential
Low Density Residential
Medium Density Residential
Managed Development Areas
POLICY OR PROGRAM
ENCOURAGE BICYCLE SAFETY
APPOINT AIRFIELD ADVISORY COMMITTEE
SUPPORT AN ACCURATE STREET MAP
COOPERATE WITH STATE
Signs

	Evaluate the desirability of adding busses to augment the dial-a-ride system as demand for public transit grows. (5.29)
ENCOURAGE BICYCLE SAFETY	Cooperate with the school district to conduct a bicycle safety program in schools. (5.30)
APPOINT AIRFIELD ADVISORY COMMITTEE	Appoint an advisory committee to study the possibilities of where and how a new airport could be developed to serve Lake County. (5.31)
SUPPORT AN ACCURATE STREET MAP	Explore funding of or sponsorship for preparation of an accurate street map based on the most recent aerial photographs of Clearlake. (5.32)
COOPERATE WITH STATE	Request the State Department of Transportation (CalTrans) to maintain State Route 53 for visitor, resident and through traffic. (5.33)
	Request CalTrans to include "City of Clearlake" on mileage signs on State Highways 20, 29, 53, 128 and on the Silverado Trail. (5.34)
Signs	Request CalTrans to set up signs on State Route 53 routing traffic onto the "visitor loop" (Lakeshore and Olympic Drives), to Redbud and Austin Parks and to the downtown area. (5.35)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GENERAL PLAN MAP DESIGNATIONS FOR HOUSING
Very Low Density Residential
Low Density Residential
Medium Density Residential

CLEARLAKE INTENDS TO:

Promote attractive residential neighborhoods.

Improve roads, sewers, and water supply for housing.

Conserve housing for low income and moderate income people.

Encourage new housing.

Promote diversity of housing types - stick-built houses, manufactured homes, rental apartments - in compatible and agreeable arrangements.

Promote energy conservation in housing design and siting.

CLEARLAKE'S GUIDELINES FOR HOUSING ARE:

GENERAL PLAN MAP DESIGNATIONS FOR HOUSING	The housing land use categories are intended to allow infill on existing parcels in areas where the majority of the lots are developed, and encourage merger of lots in areas where many lots are undeveloped. (6.01)
Very Low Density Residential	This category is applied to the few areas in the city where there are existing large lot subdivisions. The permitted densities require one-and-one-quarter acres to ten acres of land per dwelling unit. (6.02)
Low Density Residential	This category includes most of the lower density subdivisions which make up the bulk of the residential development pattern in Clearlake. The allowable density ranges from 5,000 square feet per dwelling unit to one-and-one-quarter acres per dwelling unit, or about one to nine units per gross acre. (6.03)
Medium Density Residential	This category applies to existing subdivisions where substantial development has already occurred and in-fill of existing lots served by water, sewers and paved roads is planned. Allowable densities range from about 9 to 11 dwelling units per gross acre or approximately 4,000 square feet to 5,000 square feet per dwelling unit. (6.04)

ND USE TEGORY	Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Accommodations/ Residential	Parks	Special Study Areas Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
			●		●					●	●	●	●	DENSITY
			●							●	●	●	●	NONCONFORMING LOTS
			●							●	●	●		MANUFACTURED HOMES
			●		●				●		●	●		MULTI-UNIT HOUSING

DENSITY

In reviewing development proposals, the City will presume that the lowest density permitted by the General Plan is the density which should be approved. If the applicant demonstrates that site planning and engineering will be accomplished in a manner that respects construction conditions at the site, and that building orientation and appearance are appropriate to the site and its context, a higher density may be approved. General Plan densities for specific properties will be calculated on the basis of net developable land. (6.05)

NONCONFORMING LOTS

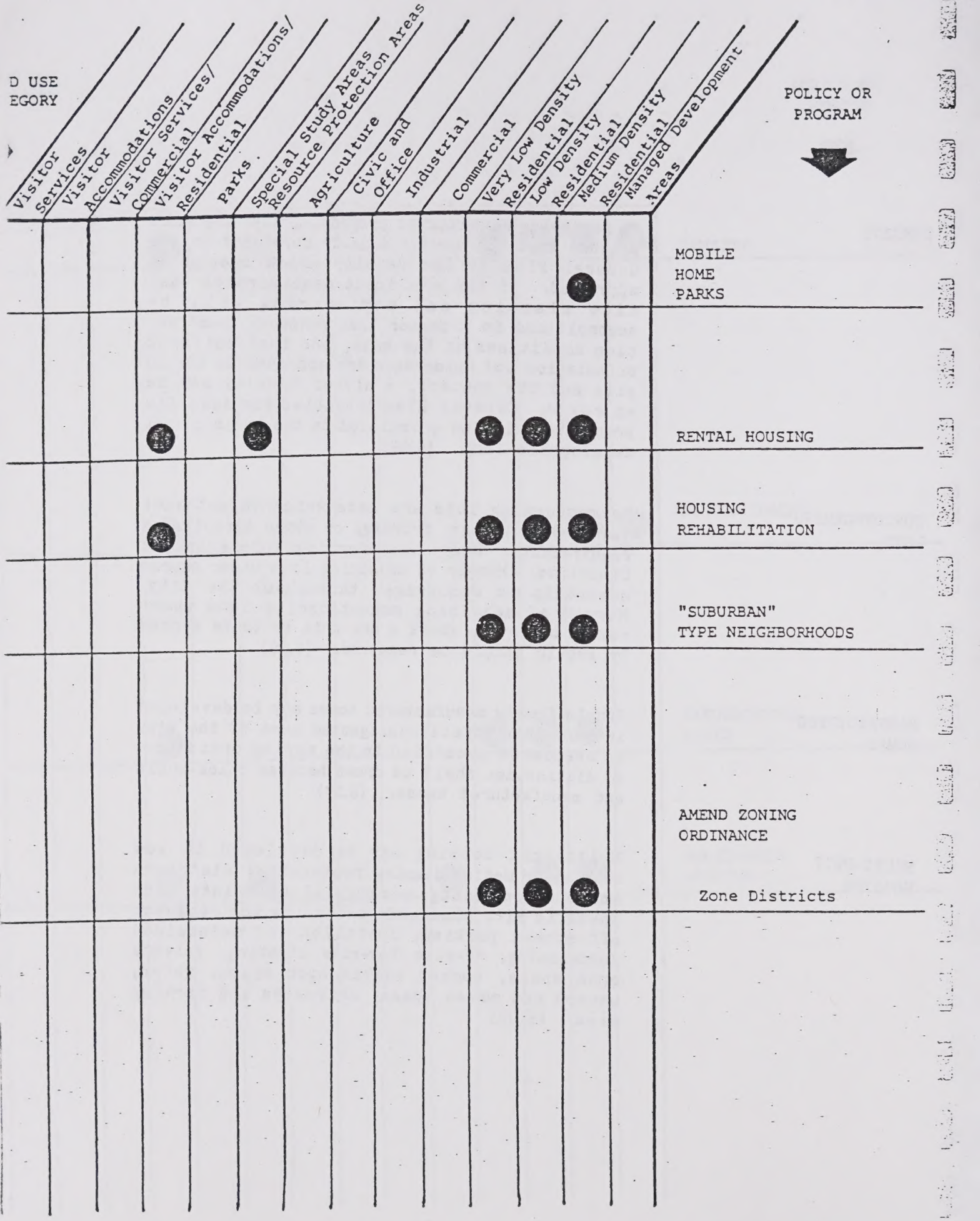
Nonconforming lots are lots which do not meet standards for size, frontage or other established requirements. Many nonconforming lots exist in Clearlake. Merger of adjoining lots under common ownership is encouraged throughout the City. Merger of adjoining nonconforming lots under common ownership where a new unit is to be served by septic should be required. (6.06)

MANUFACTURED HOMES

Single family manufactured homes may be developed in any residentially-designated area of the city to standards specified in the zoning ordinance. No distinction shall be drawn between stick-built and manufactured homes. (6.07)

MULTI-UNIT HOUSING

Multi-unit housing may be developed in low density or medium density residential districts and in community commercial districts with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, sewers and paved roads, driveways and parking area. (6.08)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POLICY OR PROGRAM
MOBILE HOME PARKS
RENTAL HOUSING
HOUSING REHABILITATION
"SUBURBAN" TYPE NEIGHBORHOODS
AMEND ZONING ORDINANCE
Zone Districts

MOBILE HOME PARKS	New mobile home parks may be developed in medium density residential areas with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, power, private and/or common storage sheds, and paved roads, driveways and parking area. (6.09)
RENTAL HOUSING	Rental housing is needed in Clearlake and will be encouraged. (6.10)
HOUSING REHABILITATION	Rehabilitation and maintenance to improve the quality of existing housing will be encouraged. (6.11)
"SUBURBAN" TYPE NEIGHBORHOODS	Neighborhoods with paved streets, walkways or sidewalks, street trees, and deep lawns provide housing opportunities of a kind not readily available in Clearlake and should be encouraged. (6.12)

THE CITY OF CLEARLAKE WILL ACT TO:

AMEND ZONING ORDINANCE	Amend the city's zoning ordinance to implement the residential land use designations.

Zone Districts

Zone District	Examples of Permitted Uses
Residential, 1-1/4 to 10 acres per dwelling	Single family residences, household gardening and animal raising, home occupations, small orchards, vineyards, and small scale enterprises conducted as home occupations. (6.13)

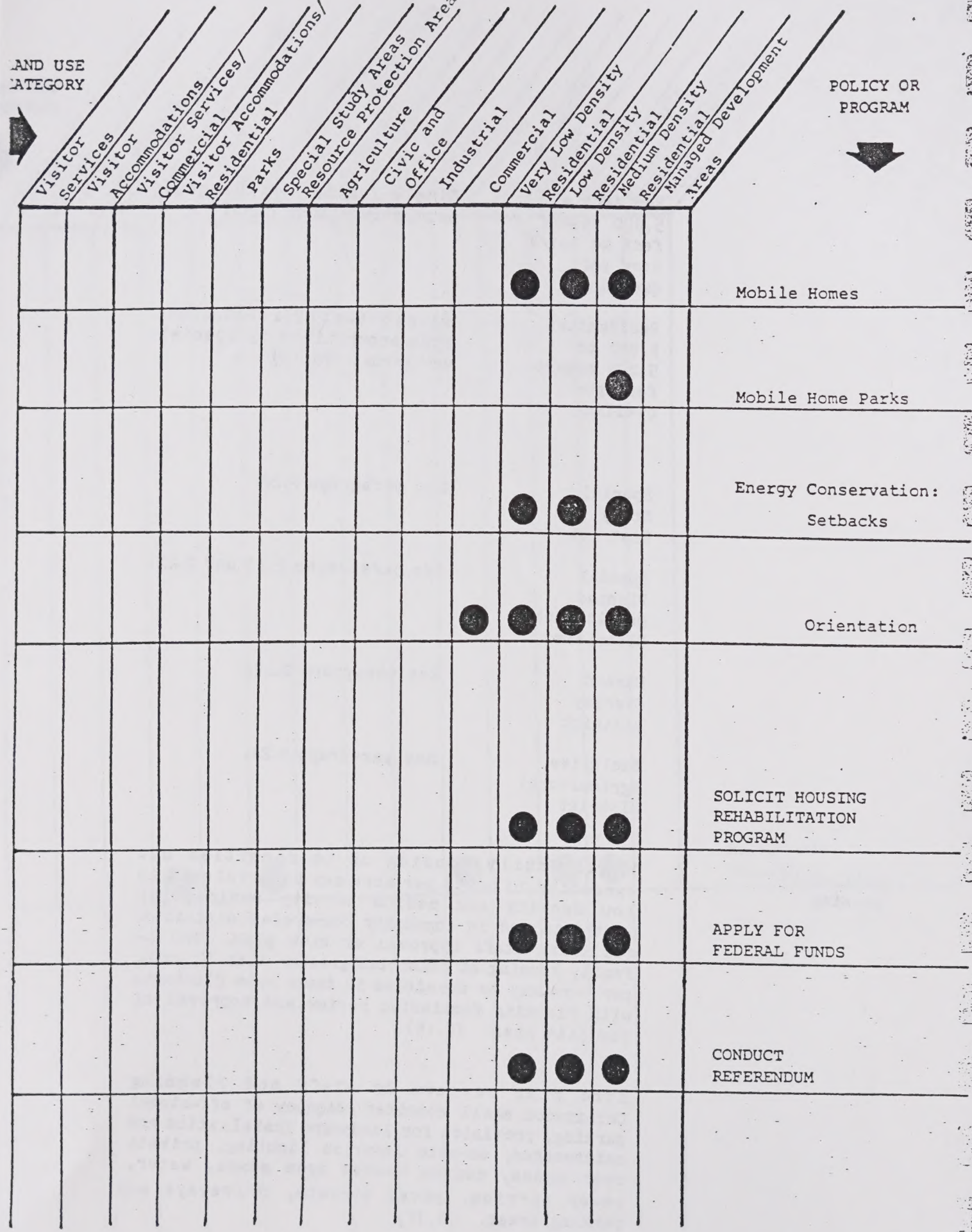
AND USE ATEGORY	Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Accommodations/ Residential	Parks	Special Study Areas Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
			●		●				●			●	●		Multi-Unit Housing

Residential, 5,000 square feet to 1-1/4 acre per dwelling	Single family residences, home occupations (6.14)
Residential, 4,000 to 5,000 square feet per dwelling	Single family residences; home occupations by special use permit (6.15)
Special Study District	See paragraph 2.20.
Special Planned Development Districts	See paragraphs 2.21 and 2.22.
Hazard Overlay District	See paragraph 2.23.
Exclusive Agricultural District	See paragraph 2.24.

Multi-Unit Housing

Multi-family housing up to densities not exceeding 10 units per acre may be developed in low density and medium density residential districts and in community commercial districts, following staff approval or site plan. Multi-family housing at densities greater than 10 units per acre may be developed in those same districts with Planning Commission review and approval of the site plan. (6.16)

Site plan reviews by staff and Planning Commission shall consider adequacy of off-street parking, provision for landscape installation and maintenance, on-site low-rise lighting, private open space, common usable open space, water, sewer service, paved streets, driveways and parking areas. (6.17)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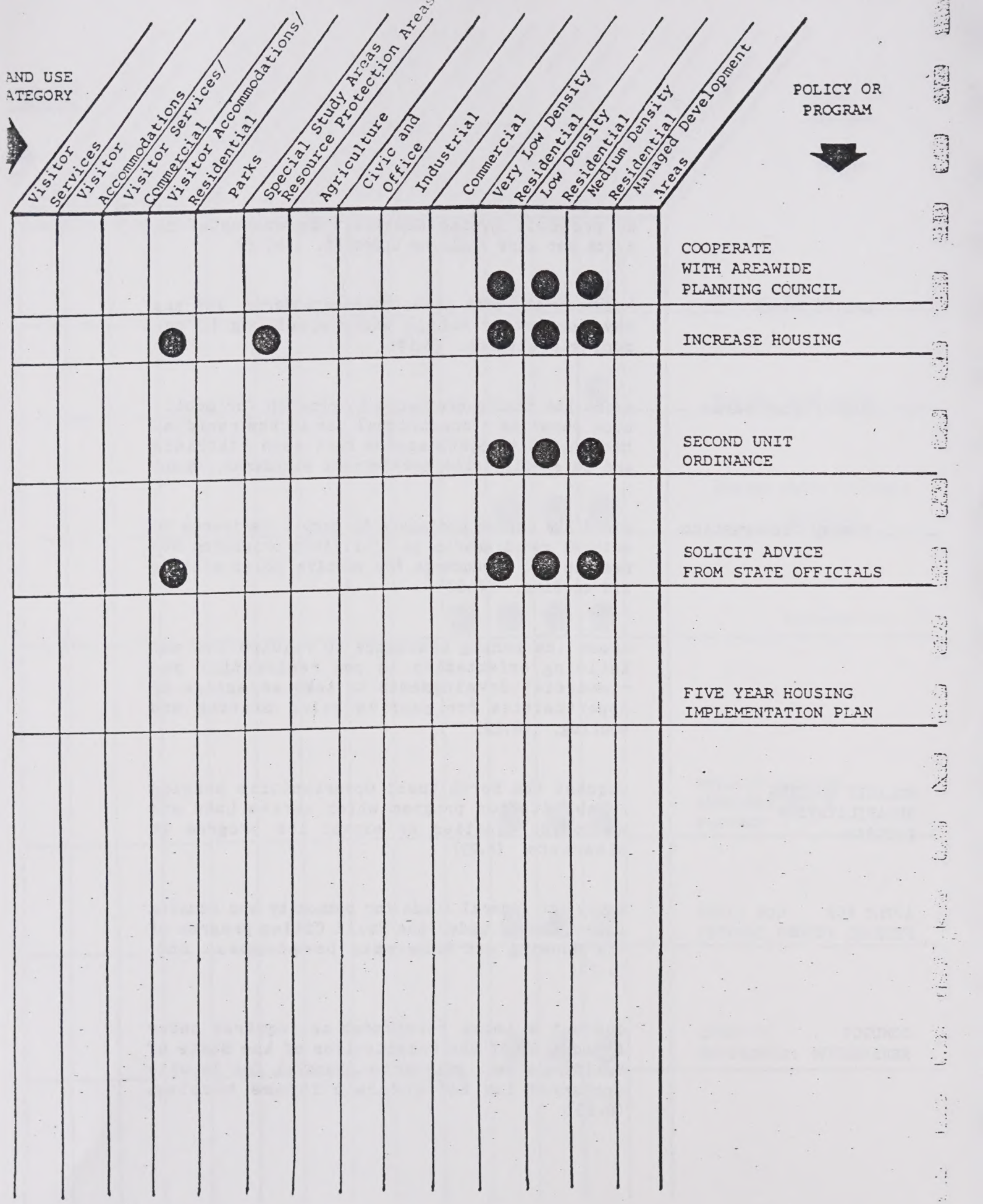
Mobile Homes
Mobile Home Parks
Energy Conservation: Setbacks
Orientation
SOLICIT HOUSING REHABILITATION PROGRAM
APPLY FOR FEDERAL FUNDS
CONDUCT REFERENDUM

	No projects having densities in excess of 20 units per acre shall be approved. (6.18)
Mobile Homes	Maintain the site development standards for the development of mobile homes specified in the zoning ordinance. (6.19)
Mobile Home Parks	Amend the zoning ordinance to provide for mobile home parks as a conditional use in the residential 4,000 to 5,000 square feet zone districts and to specify site development standards. (6.20)
Energy Conservation	Amend the zoning ordinance to permit variances to setback requirements to facilitate orienting new residential structures for passive solar heating and cooling. (6.21)
	Amend the zoning ordinance to require lot and building orientation in new residential and commercial developments to take advantage of opportunities for passive solar heating and cooling. (6.22)
SOLICIT HOUSING REHABILITATION PROGRAM	Request the North Coast Opportunities housing rehabilitation program which serves Lake and Mendocino counties to expand its program to Clearlake. (6.23)
APPLY FOR FEDERAL FUNDS	Apply for federal funds for community and housing improvement, under the Small Cities program of the Housing and Community Development Act. (6.24)
CONDUCT REFERENDUM	Conduct a local referendum as required under Article 34 of the Constitution of the State of California to gain voter approval for locally sponsored low and moderate income housing. (6.25)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COOPERATE WITH AREAWIDE PLANNING COUNCIL
INCREASE HOUSING
SECOND UNIT ORDINANCE
SOLICIT ADVICE FROM STATE OFFICIALS
FIVE YEAR HOUSING IMPLEMENTATION PLAN

COOPERATE WITH AREAWIDE PLANNING COUNCIL	Continue to cooperate with the Areawide Planning Council to request allocations of federal funds for rental assistance for low and moderate income households. (6.26)
INCREASE HOUSING	In any area where redevelopment may take place, review and approve plans that would result in a net increase in the number of housing units. (6.27)
SECOND UNIT ORDINANCE	Develop an ordinance setting forth standards for permitting development and/or use of second units on residential parcels. (6.28)
SOLICIT ADVICE FROM STATE OFFICIALS	Invite staff for staff housing programs from the California Department of Housing and Community Development to come to Clearlake and conduct a field study of housing problems and opportunities. (6.29)
FIVE YEAR HOUSING IMPLEMENTATION PLAN	Review and adopt a five-year implementation plan as a supplement to the Policies and Programs document, setting forth planned housing activities and responsibilities over the next five years. (6.30)

INDEXES TO THE GENERAL PLAN

Two indexes to the Clearlake General Plan/Policies and Programs are presented on the following pages.

The subject index provides paragraph references within the Policies and Program document by individual topic.

The property owner's guide is organized according to the various land use designations discussed in the Policies and Programs document and delineated on the General Plan Land Use Map. It provides subject and page references for the particular policies and programs discussed in the plan that refer to or have bearing on a given land use designation.

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If your property is designated **VISITOR SERVICES**, you should pay particular attention to the following parts of the Clearlake General Plan.

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If your property is designated **VISITOR ACCOMMODATIONS**, you should pay particular attention to the following parts of the Clearlake General Plan.

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	Establish a Parking Commission
59	Signs

If your property is designated **VISITOR SERVICES/COMMERCIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
7	Mixed Designations
	Downtown Visitor Area
	Visitor Area Design
	Campgrounds
9	Conference Centers
	Scenic Views
11	Zone Districts
	Scenic Route
13	Lakeshore Drive Design Study
15	Interim Requirements
19	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Use the Environmental Review Process
	Within City Limits
33	Trees
	Building Design Criteria
	Low Profile Buildings
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
39	Commercial
	Visitor Services
41	Downtown Visitor Area
43	Local Enterprises
	Nonconforming Uses
47	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Pedestrian Access, Sidewalks
	Crosswalks
	Downtown Parking
	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Crosswalks
	Signing

PAGE NO.	POLICY OR PROGRAM
57	Local Street Improvement Districts
	Establish a Parking Commission
59	Signs

If your property is designated **VISITOR ACCOMMODATIONS/RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
7	Mixed Designations
	Downtown Visitor Area
	Visitor Area Design
9	Visitor Accommodations
	Mixed Visitor and Residential Area - 1
	Mixed Visitor and Residnetial Area - 2
	Motels
	Conference Centers
	Scenic Views
11	Zone Districts
	Scenic Route
13	Lakeshore Drive Design Study
15	Interim Requirements
19	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
33	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
43	Local Enterprises
	Nonconforming Uses
47	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets

PAGE NO.	POLICY OR PROGRAM
53	Pedestrian Access, Sidewalks
	Crosswalks
	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Crosswalks
	Signing
57	Local Street Improvement Districts
	Establish a Parking Commission
59	Signs
63	Density
	Nonconforming Lots
	Manufactured Lots
	Multi-Unit Housing
65	Rental Housing
	Housing Rehabilitation
67	Multi-Unit Housing
71	Increase Housing
	Solicit Advice from State Officials

If your property is designated **PARKS**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
7	Parks
9	Parks
	Sites
	Access
	Scenic Views
11	Scenic Route
13	Lakeshore Drive Design Study
19	Water Quality
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
31	Austin Park-Burns Valley School Center
33	Trees
37	Historical and Architectural Resources
	Archeological Resources
51	Street Standards
55	Signing

If your property is designated **SPECIAL STUDY AREA**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
19	Managed Development Areas
	Water Quality
	Septic Systems
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
	Special Study Areas
	Zone Districts
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process Within Sphere of Influence
33	Trees
	Low Building Profiles
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
43	Nonconforming Uses
47	Define Nonforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Signing

If your property is designated **RESOURCE PROTECTION AREA** you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
17	Resource Protection Areas

PAGE NO.	POLICY OR PROGRAM
19	Managed Development Areas
	Water Quality
	Septic Systems
21	Erosion Control
	Flood Hazard
	Floodways
	Drainage
	On-Site Detention
23	Environmental Review
	Special Study Areas
	Zone Districts
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within Sphere of Influence
	Within City Limits
33	Trees
	Low Building Profiles
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Nonconforming Uses
47	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Crosswalks
	Signing
	Local Street Improvement Districts
63	Density
	Multi-Unit Housint
65	Rental Housing
67	Multi-Unit Housing
71	Increase Housing

If your property is designated AGRICULTURE, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Routes
19	Agriculture
	Managed Development Areas
	Water Quality
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
33	Trees
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
	Use Development Review Process
51	Street Standards
55	Signing

If your property is designated CIVIC AND OFFICE, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
7	Downtown Visitor Area
	Visitor Area Design
9	Scenic Views
11	Scenic Route
13	Lakeshore Drive Design Study
19	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Use the Environmental Review Process
	Within City Limits

PAGE NO.	POLICY OR PROGRAM
31	Civic and Office Uses
	Town Center
	Austin Park-Burns Valley School Center
	Southshore Center
33	Trees
	Building Design Criteria
	Zone Districts
35	Site Standards
	Design Standards
	Require Completed Applications
37	Historical and Architectural Resources
	Archeological Resources
43	Nonconforming Uses
47	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Downtown Parking
	Transit
	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Crosswalks
	Signing
57	Local Street Improvement Districts
	Establish a Parking Commission

If your property is designated **INDUSTRIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
19	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
	Air Quality
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Use the Environmental Review Process
	Within the City Limits
33	Trees
	Low Building Profile
	Building Design Criteria

PAGE NO.	POLICY OR PROGRAM
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
39	Industrial
41	Industrial Sites
	Ogulin Canyon
	Highway Intersection
	Pearce Airfield
	Definite Commercial and Industrial Sites
43	Local Enterprises
	Nonconforming Uses
	Site Standards
	Services
45	Zone Districts
	Site Standards
47	Define Nonconforming Uses
	Use Development Review Process
	Support Local Action
51	Street Standards
	Local Streets
53	Bicycle Travel
	Pearce Airfield
	Transit
	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Crosswalks
	Signing
57	Local Street Improvement Districts
	Establish a Parking Commission
59	Appoint Airfield Advisory Committee

If your property is designated **COMMERCIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
7	Downtown Visitor Area
	Visitor Area Design
9	Scenic Views
11	Scenic Route
19	Water Quality
	Sewers

PAGE NO.	POLICY OR PROGRAM
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
	Air Quality
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Use the Environmental Review Process
	Within City Limits
33	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
39	Commercial
	Community Commercial
	Commercial Corridor
41	Limited Commercial
	Neighborhood Commercial
	Definite Commercial and Industrial Sites
43	Local Enterprises
	Chain Stores and Restaurants
	Nonconforming Uses
	Site Standards
45	Zone Districts
	Site Standards
47	Define Nonconforming Uses
	Use Development Review Process
	Support Local Action
51	Street Standards
	Local Streets
53	Pedestrian Access, Sidewalks
	Crosswalks
	Bicycle Travel
	Downtown Parking
	Pearce Airfield
	Transit
	Transit Improvements
55	Financing Improvements
	Amend the Zoning Ordinance
	Crosswalks
	Signing
57	Local Street Improvement Districts
	Establish a Parking Commission
63	Multi-Unit Housing
67	Multi-Unit Housing
69	Energy Conservation Orientation

If your property is designated **VERY LOW DENSITY RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
19	Water Quality
	Septic Systems
	Lot Mergers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
13	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Home Occupations
	Nonconforming Uses
47	Define Home Occupations
	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
55	Financing Improvements
	Amend the Zoning Ordinance
	Signing
57	Local Street Improvement Districts
61	General Plan Map Designations for Housing
	Very Low Density Residential
63	Density
	Nonconforming Lots
	Manufactured Homes
65	Rental Housing
	Housing Rehabilitation
	"Suburban" Type Neighborhoods
	Amend Zoning Ordinance
	Zone Districts
69	Mobile Homes
	Energy Conservation
	Setbacks

PAGE NO.	POLICY OR PROGRAM
69	Orientation
	Solicit Housing Rehabilitation Program
	Apply for Federal Funds
	Conduct Referendum
71	Cooperate with Areawide Planning Council
	Increase Housing
	Second Unit Ordinance
	Solicit Advice from State Officials

If your property is designated **LOW DENSITY RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
19	Water Quality
	Septic Systems
	Lot Mergers
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
33	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Home Occupations
	Nonconforming Uses
47	Define Home Occupations
	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Transit
	Transit Improvements
55	Financing Improvements

PAGE NO.	POLICY OR PROGRAM
55	Amend the Zoning Ordinance
	Signing
57	Local Street Improvement Districts
61	General Plan Map Designations for Housing
	Low Density Residential
63	Density
	Nonconforming Lots
	Manufactured Homes
	Multi-Unit Housing
	Rental Housing
	Housing Rehabilitation
	"Suburban" Type Neighborhoods
	Amend Zoning Ordinance
	Zone Districts
67	Multi-Unit Housing
69	Mobile Homes
	Energy Conservation
	Setbacks
	Orientation
	Solicit Housing Rehabilitation Program
	Apply for Federal Funds
	Conduct Referendum
71	Cooperate with Areawide Planning Council
	Increase Housing
	Second Unit Ordinance
	Solicit Advice from State Officials

If your property is designated **MEDIUM DENSITY RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
19	Water Quality
	Septic Systems
	Lot Mergers
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program

PAGE NO.	POLICY OR PROGRAM
33	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Home Occupations
	Nonconforming Uses
47	Define Home Occupations
	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Transit
	Transit Improvements
55	Financing Improvments
	Amend the Zoning Ordinance
	Crosswalks
	Signing
	Uhl Avenue Improvements
57	Local Street Improvements Districts
61	General Plan Map Designations for Housing
	Medium Density Residential
63	Density
	Nonconforming Lots
	Manufactured Homes
	Multi-Unit Housing
65	Mobile Home Parks
	Rental Housing
	Housing Rehabilitation
	"Suburban" Type Neighborhoods
	Amend Zoning Ordinance
	Zone Districts
67	Multi-Unit Housing
69	Mobile Homes
	Mobile Home Parks
	Energy Conservation
	Setbacks
	Orientation
	Solicit Housing Rehabilitation Program
	Apply for Federal Funds
	Conduct Referendum
71	Cooperate with Areawide Planning Council
	Increase Housing
	Second Unit Ordinance
	Solicit Advice from State Officials

If your property is designated **MANAGED DEVELOPMENT AREA**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE NO.	POLICY OR PROGRAM
9	Scenic Views
11	Scenic Route
19	Managed Development Areas
	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Floodways
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
27	Special Planned Development Districts
	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
33	Trees
35	Site Standards
	Design Standards
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Nonconforming Uses
47	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
61	Density
	Nonconforming lots

10

CITY OF CLEARLAKE

RESOLUTION NO. 83-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AS COMPLETE FOR THE GENERAL PLAN FOR THE CITY OF CLEARLAKE AND FINDING THAT SAID REPORT CONFORMS TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, a Notice of Preparation of a Draft Environmental Impact Report on the Draft General Plan was prepared and duly circulated to potentially interested agencies and individuals; and

WHEREAS, a Draft Environmental Impact Report on the General Plan was prepared, Notice of Completion published, and the Draft Environmental Impact Report made available for review by potentially interested agencies and the general public; and

WHEREAS, the Planning Staff of the City of Clearlake has filed with the City Council a Draft Environmental Impact Report; and

WHEREAS, following the required notification period the City Council on May 16, 1983, held a public hearing on the Draft Environmental Impact Report; and

WHEREAS, at the public hearing the City Council permitted all persons the opportunity to be heard and to present evidence and testimony related to the Draft Environmental Impact Report; and

WHEREAS, the City Council has responded to specific comments expressed by citizens and agencies regarding the Draft Environmental Impact Report and caused a Final Environmental Impact Report to be prepared;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake finds, determines and declares the Final Environmental Impact Report for the General Plan for the City of Clearlake is complete and conforms to the requirements of the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this 20th day of June, 1983, by the following vote:

AYES: Mayor Lucich, Vice-Mayor Achter, Councilmembers Logoteta and Hewlett

NOES: None

ABSENT OR NOT VOTING: Councilmember Robey (Absent)

John J. Lucich, Jr., Mayor

ATTEST:

Julie SoRelle, City Clerk / Sharon Goode, Deputy Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 83-24

A RESOLUTION APPROVING AND ADOPTING THE GENERAL PLAN

FOR THE

CITY OF CLEARLAKE

WHEREAS, the City of Clearlake was incorporated by majority vote of its residents in November 1980; and

WHEREAS, all cities in California are required under the provisions of state law to prepare general plans; and

WHEREAS, local general plans are intended to provide comprehensive and long-term guidance of community development; to assist the community in making decisions regarding specific projects in a deliberate and consistent manner; and to establish the basis for implementation measures, such as local zoning ordinances, that are consistent with their general plans; and

WHEREAS, the City of Clearlake, taking into account state law and the desires of its own citizens, established in February 1981 a Planning Commission with responsibilities that included overseeing the preparation of a general plan; and

WHEREAS, the Clearlake Planning Commission, working closely with staff and consultants, heard testimony from the public at three public workshops on the General Plan in 1982; and

WHEREAS, the Planning Commission considered the focus and content of the plan at three Planning Commission workshops and three Planning Commission meetings in 1982; gave direction to staff and consultants regarding the content and emphasis of the General Plan; sought further input from the public at five formal public hearings in 1982 and 1983; and duly reviewed and amended the consultants drafts to assure that the community's objectives and priorities were properly reflected in the General Plan; and

WHEREAS, the Planning Commission, on March 10, 1983, completed its review of the General Plan and voted unanimously to recommend the General Plan to the City Council for adoption; and

RESOLUTION NO. 83-24

WHEREAS, a Final Environmental Impact Report on the Clearlake General Plan has been certified; and

WHEREAS, the City Council held a public hearing on the General Plan on May 16, 1983, received testimony on the plan, and made the changes in the General Plan text and the General Plan Map described in Attachment A hereto; and

WHEREAS, the City Council finds that the General Plan fulfills state requirements of comprehensiveness, long-term applicability and internal consistency, as well as local objectives of focusing on Clearlake's present potential tourist attractions and recreational assets in enriching the lives of local residents and in attracting visitors;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake adopts the Clearlake General Plan, consisting of the General Plan/Policies and Programs, the General Plan/Technical Background Papers and the General Plan/Land Use Map, incorporating the changes appearing in Attachment A hereto.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this 20th day of June, 1983, by the following vote:

AYES: Mayor Lucich, Vice-Mayor Achter, Councilmembers Logoteta and Hewlett

NOES: None

ABSENT OR NOT VOTING: Councilmemeber Robey (Absent)

John J. Lucich, Jr., Mayor

ATTEST:

Julie SoRelle, City Clerk

Sharon Goode, Deputy Clerk

ATTACHMENT A

Changes in the General Plan, as recommended to the City Council March 10, 1983, by the Planning Commission, made by the City Council on May 16, 1983.

1. The frontispiece of the General Plan/Policies and Programs is revised to correct the omission of the name of James Kennedy among the members of the Planning Commission at the time the General Plan was in preparation.
2. The General Plan Map is revised to show a commercial node located generally on the south side of Old Highway 53 between Ridgeview and Crawford.
3. Paragraph 6.15 is revised to read:

Residential, 4,000 to 5,000 square feet per dwelling	Single family residences; home occupations by special use permit (6.15)

CITY OF CLEARLAKE

RESOLUTION NO. 84-34

A RESOLTUION APPROVING AMENDMENT NO. 1 TO THE CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law grants authority to the City of Clearlake to amend its General Plan Map; and

WHEREAS, the General Plan Map Amendment is intended to provide comprehensive and long-term guidance to community development; and

WHEREAS, the City of Clearlake Planning Commission has determined at its August 16, 1984, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, The City of Clearlake Planning Commission has made proper public notification and held a public hearing on August 16, 1984, and adopted Staff analysis and findings; and

WHEREAS, the City Council of the City of Clearlake finds that all requirements of law have been met;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake amends the Clearlake General Plan as shown on Exhibit A and described as follows:

1. Change the existing Commercial designation to Medium Density-Residential on property found within Township 13 North, Range 7 West, Section 34, located at the corner of Ridgeview Drive and Old Highway 53, to include AP#'s 40-364-04; 10-023-04 & 05.

RESOLUTION NO. 84-34

2. Change the existing Medium Density-Residential designation to Commercial on property found within Township 13 North, Range 7 West, Section 27, located at the corner of Manzanita Avenue and Palm Avenue, to include AP#'s 41-081-17, 18, 43 & 46.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this 17th day of September, 1984, by the following vote:

AYES: Mayor Logoteta, Vice Mayor Sanchez, Councilmembers Von Drell and Jewell

NOES: None

ABSENT OR NOT VOTING: Councilmember Rosa (Absent)

Doris C. Logoteta, Mayor

ATTEST:

Sharon L. Goode, City Clerk

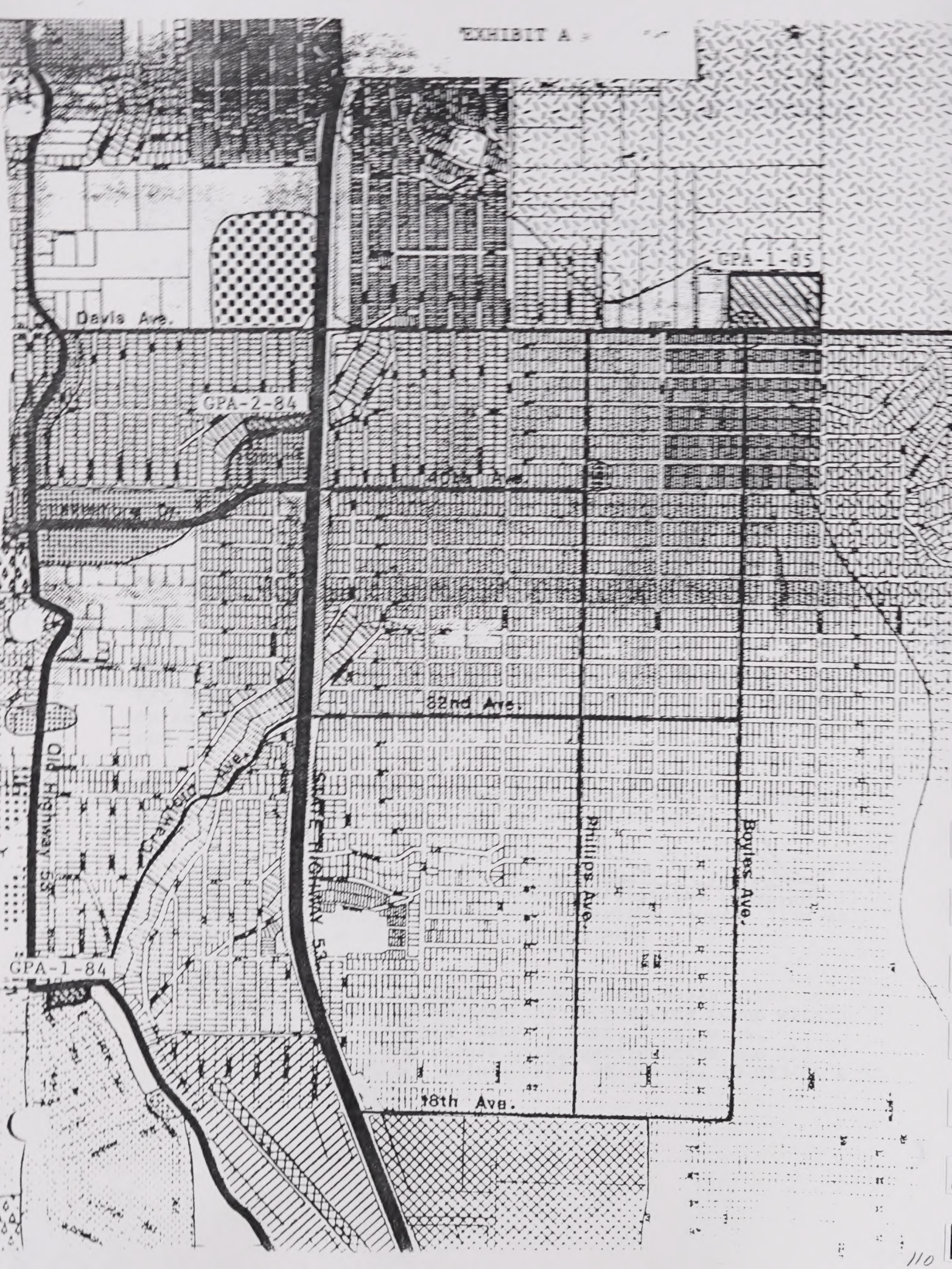


EXHIBIT A
GPA-1-85
Davis Ave.
GPA-2-84
82nd Ave.
Old Highway 99
Crawford Ave.
State Highway 53
Phillips Ave.
Boyles Ave.
GPA-1-84
18th Ave.

GPA-01-84
TABLED

CITY OF CLEARLAKE

RESOLUTION NO. 84-35

A RESOLUTION APPROVING A REZONE FOR
LARRY MORRISON ON PROPERTY DESCRIBED
AS AP# 10-023-04 & 05 AND 40-364-04

WHEREAS, the City of Clearlake has adopted the County of Lake Zoning Ordinances as its own governing ordinances; and

WHEREAS, the City of Clearlake has authority to amend the Zoning Map; and

WHEREAS, the Zoning Map Amendment is consistent with the Clearlake General Plan; and

WHEREAS, the City of Clearlake Planning Commission has determined at its August 16, 1984, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, the City of Clearlake Planning Commission has made proper public notification and held a public hearing on August 16, 1984, and adopted Staff analysis and findings; and

WHEREAS, the City Council of the City of Clearlake finds that all requirements of law have been met;

NOW, THEREFORE, BE IT RESOLVED that the City of Clearlake amends the Zoning Map as shown on Exhibit A from C-1 Neighborhood Commercial to R-3 Multi-family Residential, further described as follows:

RESOLUTION NO. 84-35

Beginning at the Northeast corner of Section 34 T13N, R7W, MDB & M, a point of record, thence from said point South 35° 28' 50' East 381.51 ft to a point, said point being the true point of beginning, thence retracing that portion of Clearlake Highland Tract No 6 described in Records of Survey in book 8 page 5 in the County of Lake, California. Thence returning to said point of true beginning a monument of record, also being the Northeast corner of Lot A described in Lakeshore Village in the County of Lake in book 7 Record of Survey page 10, thence retracing said Lot A returning to the point of true beginning, further described as A/P #10-023-04, 05 and 40-364-04.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this_____day of_____, 1984, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

_____
Doris C. Logoteta, Mayor

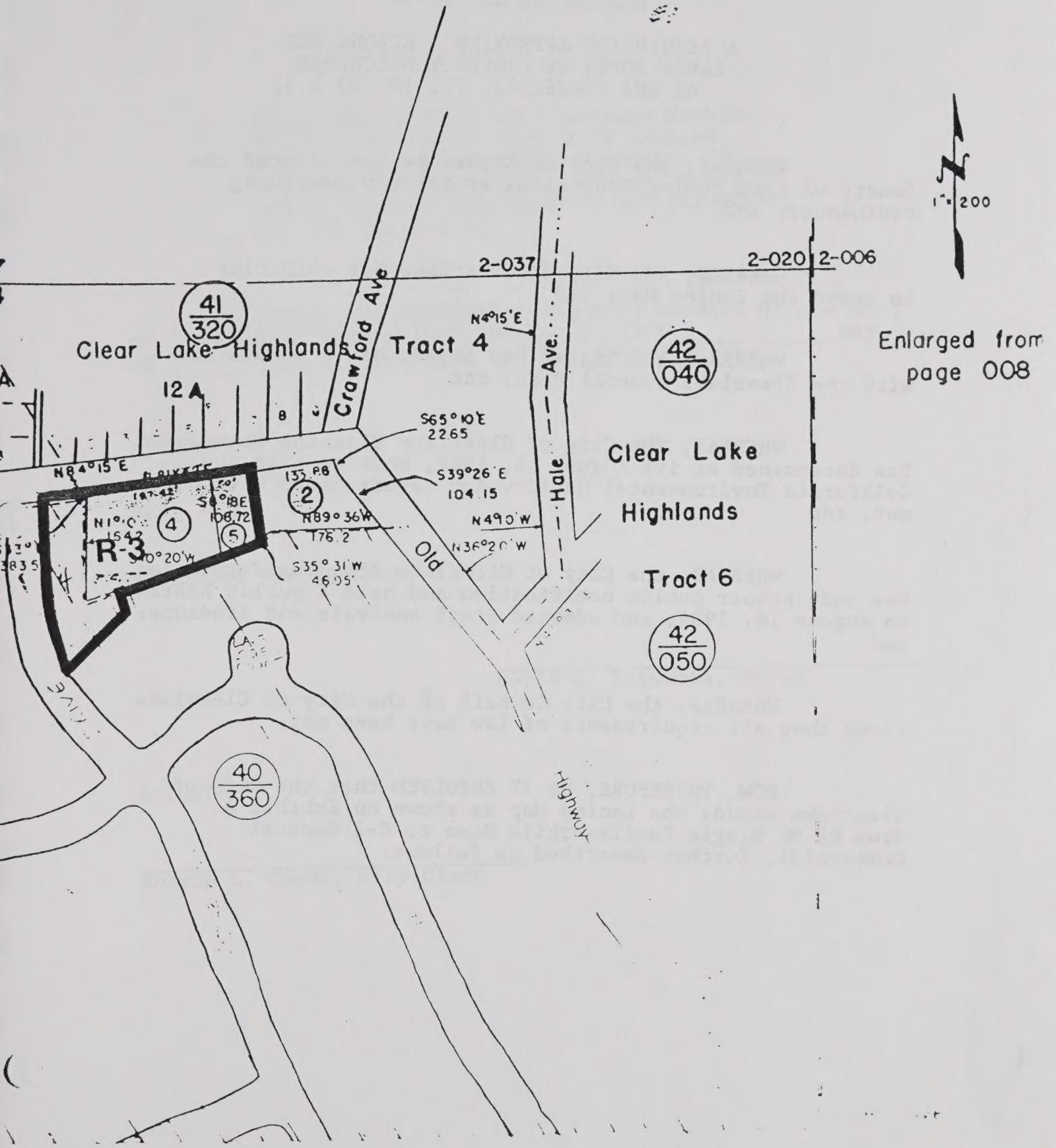
ATTEST:

_____
Sharon L. Goode, City Clerk

EXHIBIT A

T.R.A. 2-037

10-023



Enlarged from page 008

GPA-2-84
TABLED

CITY OF CLEARLAKE

RESOLUTION NO. 84-36

A RESOLUTION APPROVING A REZONE FOR
LARRY ROBEY ON PROPERTY DESCRIBED
AS AP# 41-081-46, 17, 18, 43 & 51

WHEREAS, the City of Clearlake has adopted the County of Lake Zoning Ordinances as its own governing ordinances; and

WHEREAS, the City of Clearlake has authority to amend the Zoning Map; and

WHEREAS, the Zoning Map Amendment is consistent with the Clearlake General Plan; and

WHEREAS, The City of Clearlake Planning Commission has determined at its August 16, 1984, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, the City of Clearlake Planning Commission has made proper public notification and held a public hearing on August 16, 1984, and adopted Staff analysis and findings; and

WHEREAS, the City Council of the City of Clearlake finds that all requirements of law have been met;

NOW, THEREFORE, BE IT RESOLVED that the City of Clearlake amends the Zoning Map as shown on Exhibit A from R1-MH Single Family-Mobile Home to C-2 General Commercial, further described as follows:

RESOLUTION NO. 84-36

Being that portion of Clearlake Highland Tract 7, Block 28, Lots 1-10 located within the western half of section 27, Township 13 North, Range 7 West, M.D.B and M, further described as A/P #41-08-46, 17, 18, 43, and 45.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this_____day of_____, 1984, by the following vote:

AYES:

NOES:

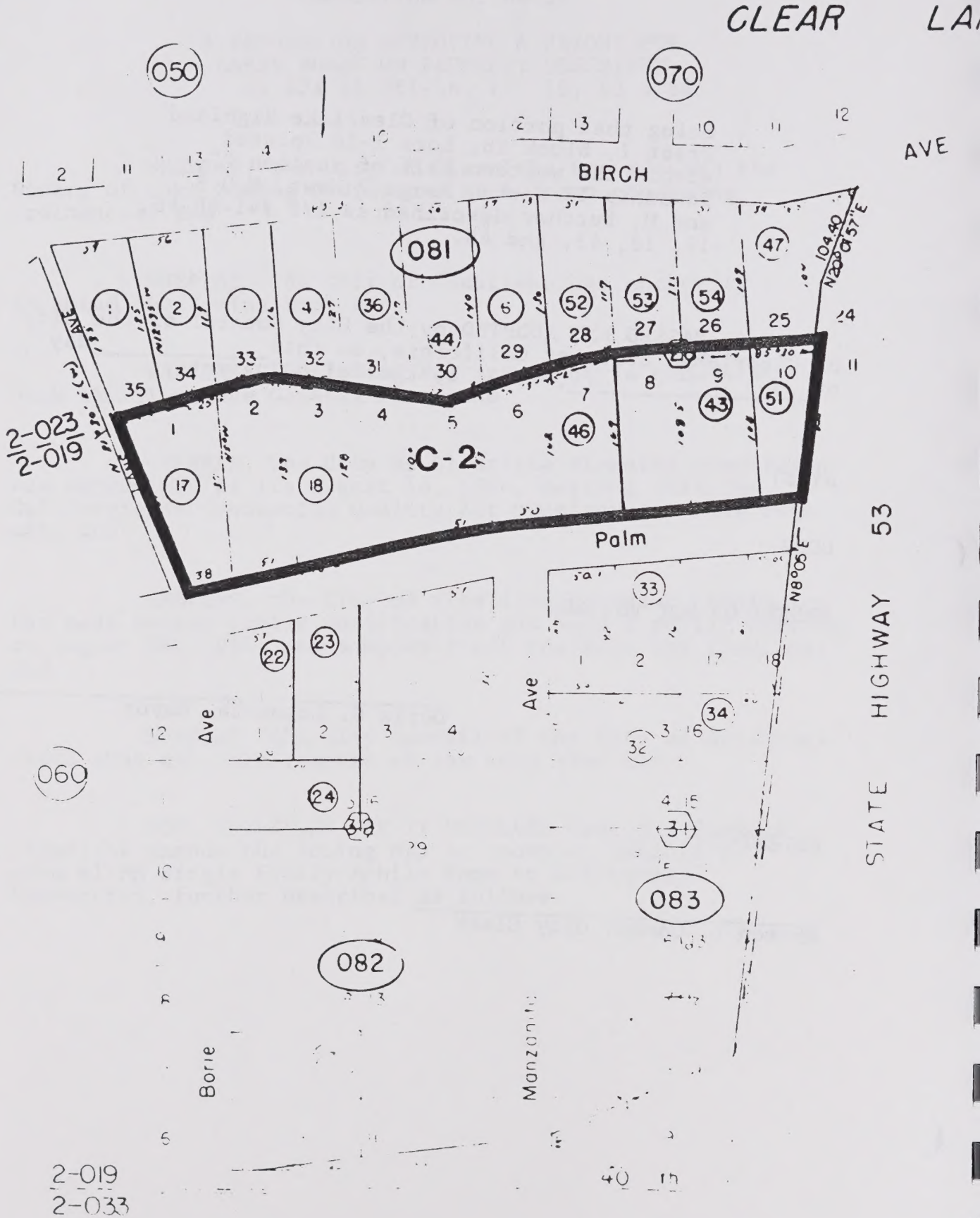
ABSENT OR NOT VOTING:

_____
Doris C. Logoteta, Mayor

ATTEST:

_____
Sharon L. Goode, City Clerk

EXHIBIT A


CLEAR
LA
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Manzanita
STATE HIGHWAY 53
2-019
2-033

RESOLUTION NO. 84-38

A RESOLUTION OF INTENT TO HEAR APPEAL
OF HIGHLAND INVESTMENTS
PLANNING COMMISSION REQUIREMENTS ON
GENERAL PLAN AND ZONING MAP AMENDMENT
APPLICATIONS (GPA-4-84 AND RZ-4-84)

WHEREAS, the Planning Commission held a Public Hearing on September 20, 1984, to hear and review Highland Investments application for a General Plan and Zoning Map Amendment (GPA-4-84 and RZ-4-84); and

WHEREAS, at the conclusion of said hearing the Planning Commission adopted PC-3-85, a Resolution setting forth the Planning Commission's findings and requirements; and

WHEREAS, an appeal of the Planning Commission's action requiring an Environmental Impact Report was filed on September 21, 1984 by Highland Investments,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake intends to hear the appeal at a Public Hearing scheduled for October 15, 1984, 1984, 8:00 P.M., or thereafter, Oak Hill Elementary School, Multi-Purpose Room, Civic Center Drive, Clearlake, California,

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 1st day of October, 1984, by the following vote:

AYES: Mayor Logoteta, Vice Mayor Sanchez, and Councilmember Jewel

NOES: None

ABSENT OR NOT VOTING: Councilmembers Rosa and Von Drell (Absent)

Doris C. Logoteta, Mayor

ATTEST:

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 84-42

A RESOLUTION DENYING GENERAL PLAN AMENDMENT
APPLICATION (GPA-1-85)
OF JOHN KIRKLAND AND PETER GASCOIGNE

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law grants the authority to the City of Clearlake to amend its General Plan Map; and

WHEREAS, the General Plan Map amendment is intended to provide comprehensive and long-term guidance to community development; and

WHEREAS, the City of Clearlake Planning Commission has determined at it's August 16, 1984, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, the City of Clearlake Planning Commission has made proper public notification and held a public hearing on August 16, 1984, adopting staff analysis and findings, and makes the recommendation to deny the General Plan Application (GPA-1-85) made by Mr. John Kirkland and Mr. Peter Gasciogne; and

WHEREAS, the City Council of the City of Clearlake held Public Hearing on October 15, 1984; and

WHEREAS, at said Public Hearing the City Council finds that all requirements of law have been met;

RESOLUTION NO. 84-42

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake accepts the findings and concurs with the Planning Commission Recommendation to deny General Plan Application (GPA-1-85) made by Mr. John Kirkland and Mr. Peter Gasciogne of P.O. Box 741, Middletown, California.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 15th day of October, 1984, by the following vote:

AYES: Vice-Mayor Sanchez, Councilmembers Jewell and Von Drell

NOES: None

ABSENT OR NOT VOTING: Mayor Logoteta and Councilmember Rosa (Absent)

Arsenio P. Sanchez, Jr., Vice-Mayor

ATTEST:

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 84-55

A RESOLUTION OF INTENT TO HEAR REQUEST FOR GENERAL PLAN AMENDMENT AND REZONE (GPA-4-84/RZ-4-84) BY HIGHLAND INVESTMENTS

WHEREAS, the Planning Commission reviewed Highland Investments application for a General Plan Amendment and Rezone at it's regular meeting of November 15, 1984; and

WHEREAS, at said meeting the Planning Commission adopted PC-12-85, a Resolution setting forth the Planning Commission's recommendations and findings;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake intends to hear the General Plan Amendment and Rezone Request of Highland Investments at a Public Hearing scheduled for December 17, 1984, 8:00 p.m., or thereafter, at Oak Hill Elementary School, Civic Center Drive, Clearlake, California.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 19th day of November, 1984, by the following vote:

AYES: Mayor Logoteta, Vice Mayor Sanchez, Councilmembers Rosa and Jewell

NOES: None

ABSENT OR NOT VOTING: Councilmember Von Drell Absent

Doris C. Logoteta

Doris C. Logoteta, Mayor

ATTEST:

Sharon L. Goode

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 84-70

A RESOLUTION APPROVING AMENDMENT NO. 2
TO THE CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law grants authority to the City of Clearlake to amend its General Plan Map; and

WHEREAS, the General Plan Map Amendment is intended to provide comprehensive and long-term guidance to community development; and

WHEREAS, the City of Clearlake City Council has determined at its November 5, 1984, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, the City of Clearlake Planning Commission has made proper public notification and held a public hearing on November 15, 1984; and did not make a recommendation; and

WHEREAS, the City Council of the City of Clearlake finds that all requirements of law have been met;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Clearlake amends the Clearlake General Plan as shown on Exhibit A and described as follows:

1. Change the existing Very Low Density-Residential designation to Low Density-Residential on property described as S½ SE¼ NE¼ NE¼ of Section 21, T13N, R7W, M.D.M., located at the corner of Burns Valley Road and Rumsey Road to partially include AP#39-361-06.

2. In adopting this Resolution, the City Council adopts staff analysis and findings as given in the November 15, 1984, staff report to the Planning Commission.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 17th day of December, 1984, by the following vote:

AYES: Mayor Sanchez, Vice Mayor Rosa, Councilmembers Robey and Von Drell

NOES: Councilmember Marquardt

ABSENT OR NOT VOTING: None

Arsenio P. Sanchez, Mayor

ATTEST:

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 85-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE REQUESTING OFFICE OF PLANNING AND RESEARCH REVIEW OF THE CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, it is the desire of the City Council of the City of Clearlake to make sure that the Plan meets all State requirements;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The City Council of the City of Clearlake hereby asks Senator Nielson to request the Office of Planning and Research review the Clearlake General Plan for adequacy;

Section 2. The Mayor is hereby authorized to send a letter to Senator Nielson concerning the above.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on the 25th day of February, 1985, by the following vote:

AYES: Mayor Sanchez, Councilmembers Von Drell, Robey and Marquardt

NOES: None

ABSENT OR NOT VOTING: Vice Mayor Rosa (Absent)

Arsenio P. Sanchez, Sr., Mayor

ATTEST:

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 85-50

A RESOLUTION APPROVING AMENDMENT NO. 3 TO THE CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law grants authority to the City of Clearlake to amend its General Plan; and

WHEREAS, the City of Clearlake Planning Commission has determined at its April 18, 1985, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, the City of Clearlake Planning Commission has made proper public notification and held a public hearing on April 18, 1985, and adopted Staff analysis and findings; and

WHEREAS, the City Council of the City of Clearlake finds that all requirements of law have been met;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake amends the Clearlake General Plan, Land Use Element and Land Use Map as follows:

Section 1. Policy 2.36 is added to the Resource Protection and the Environmental Chapter of the Clearlake General Plan and amends the General Plan map as follows:

> The recommended Sphere of Influence for the City of Clearlake shall include the James property just north of the City Limits and other areas where City services for existing and/or planned developments can be provided in the near future.

Section 2. The following policies are added to the Community Appearances and Resource Protection chapters of the Clearlake General Plan:

(a) Add Policy 3.17 (Community Appearance) to read as follows:

> The siting of transmission lines shall avoid interfering with scenic views to the greatest extent possible, taking into account the design and size of the transmission towers, the nature of the landscape, and the placement of the transmission towers in the landscape. New high voltage transmission facilities (115 K.V. lines and above) shall not be sited along a foreground view (up to ¼-½ mile) of existing and potential state, county or city scenic highways as designated in the City General Plan, designeated residential areas or major resorts unless no feasible alternatives exist. In situations where no

feasible alternatives exist, undergrounding or other visual mitigation measures shall be imposed.

(b) Add Policy 3.18 (Community Appearance) to read:

State Highway 53 is designated as a Scenic Corridor because of its scenic vistas of Clearlake and surrounding mountains.

(c) Add Policy 2.36 Power Transmission Lines (Resource Protection and the Environment) to read as follows:

Power transmission lines shall be located to minimize interference with valuable vegetation and wildlife habitats. Special attention should be paid to the location of flyways, and nesting and feeding sites of waterfowl, eagles, hawks, and other birds in order to reduce the possibility of collision or electrocution.

(d) Add Policy 2.37 to read as follows:

7.5 Maximum use of existing transmission facilities and right-of-way corridors should be encouraged where they ensure environmentally sound practices, and they can meet the scenic view policies required in the General Plan. Comprehensive and detailed planning studies should demonstrate a clear need for new transmission lines, prior to siting new high voltage transmission lines.

(e) High power lines shall be sited to avoid impacts to archaeological resources. If impacts are unavoidable mitigation measures shall be required.

Section 3. Adoption of the General Plan policies under Sections 1 and 2 are based on the analysis and findings as contained in the Staff Report dated June 3, 1985.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 3rd day of June, 1985, by the following vote:

AYES: Mayor Sanchez, Vice Mayor Rosa, Councilmembers Marquardt and Robey

NOES: None

ABSENT OR NOT VOTING: Councilmember Von Drell (Absent)

Arsenio P. Sanchez, Jr., Mayor

ATTEST:

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 85-63

A RESOLUTION APPROVING AMENDMENT NO. 4 TO THE CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law grants authority to the City of Clearlake to amend its General Plan; and

WHEREAS, the City of Clearlake Planning Commission has determined at its May 16, 1985, meeting that the California Environmental Quality Act requirements have been met; and

WHEREAS, the City of Clearlake Planning Commission has made proper public notification and held a public hearing on May 16, 1985, and adopted Staff analysis and findings; and

WHEREAS, the City Council of the City of Clearlake finds that all requirements of law have been met;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake amends the Clearlake General Plan, Land Use Element and Land Use Map as follows:

Section 1. The land use designation for the Clearlake Park area designated in attached Exhibit A is changed from Visitor Accommodation/ Residential to Commercial.

Section 2. Adoption of the General Plan Amendment under Section 1 is based on the analysis and findings as contained in the Staff Report dated July 1, 1985.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 1st day of July, 1985, by the following vote:

AYES: Mayor Sanchez, Vice Mayor Rosa, Councilmembers Marquardt, Robey and Von Drell

NOES: None

ABSENT OR NOT VOTING: None

Arsenio P. Sanchez, Jr., Mayor

ATTEST:

Sharon L. Goode, City Clerk

EXHIBIT A

AREA SUBJECT TO GENERAL

PLAN AMENDMENT AS

COMMERCIAL

CITY OF CLEARLAKE

RESOLUTION NO. 86-07

A RESOLUTION OF FINDINGS OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE DENYING THE APPEAL OF THE PLANNING COMMISSION REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT (GPA-2-86)

WHEREAS, the City Council of the City of Clearlake held a public hearing on January 21, 1986, for the appeal of the City of Clearlake Planning Commission's requirement for an Environmental Impact Report for General Plan Amendment (GPA-2-86); and

WHEREAS, the City Council established certain findings as a result of said public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council that said appeal is hereby denied.

FINDINGS:

Section 1. The project may have a significant impact on the environment. However, the impacts are likely to be specific to certain areas of concern. Therefore, an Environmental Impact Report shall be prepared for this project to focus on (1) impact on surrounding land use, (2) impact on traffic and transportation, and (3) impact on public services such as drainage, water and sewer.

Section 2. This determination is based on the information provided at the January 21, 1986 public hearing and by the facts and findings contained within the Initial Study (IS-2-86) and Staff Report dated December 12, 1985.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California on this 21st day of January, 1986 by the following vote:

AYES: Vice Mayor Rosa, Councilmembers Marquardt, Robey and Von Drell

NOES: Mayor Sanchez

ABSENT OR NOT VOTING: None

Arsenio P. Sanchez, Jr., Mayor

ATTEST:

Sharon L. Goode, City Clerk

CITY OF CLEARLAKE

RESOLUTION NO. 86-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE REQUESTING A GENERAL PLAN ELEMENT EXTENSION FROM THE STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH

WHEREAS, the State of California Office of Planning and Research reviewed the Clearlake General Plan at the request of the City of Clearlake; and

WHEREAS, certain deficiencies were found in the Safety, Land Use and Conservation Elements of the Clearlake General Plan; and

WHEREAS, it is in the interest of the City of Clearlake to correct these deficiencies in a timely fashion and to request a General Plan Element extension from the Office of Planning and Research; and

WHEREAS, the City Council held a public hearing on June 2, 1986 to consider this extension request;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Clearlake as follows:

Section 1. The City Council of the City of Clearlake requests the California Office of Planning and Research for a one year extension to correct deficiencies in the Safety, Land Use and Conservation Elements of the Clearlake General Plan as identified in the December 23, 1985 letter from the Office of Planning and Research.

Section 2. The Director, Community Development Services Department is authorized to complete the application for a General Plan extension and to submit it with supporting materials to the Office of Planning and Research.

Section 3. In requesting this General Plan extension, the City Council of the City of Clearlake adopts the following finding in accordance with Government Code Section 65361(a):

"Other reasons exist which justify the granting of an extension, so that the timely preparation and adoption of a complete and adequate General Plan is promoted. Specifically, the City of Clearlake has determined that

it is necessary to rewrite portions of the General Plan in order to comply with State Planning Law. This determination is based on a recent review of the General Plan by the State Office of Planning and Research."

PASSED AND ADOPTED by the Council of the City of Clearlake on the 2nd day of June , 1986, by the following vote:

AYES: Mayor Sanchez, Vice Mayor Rosa, Councilmembers Marquardt and Robey

NOES: None

ABSENT OR NOT VOTING: Councilmember Von Drell (Absent)

Arsenio P. Sanchez, Jr., Mayor

ATTEST:

Sharon L. Goode, City Clerk

State of California
GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

GEORGE DEUKMEJIAN
GOVERNOR

RECEIVED
DEC 26 1985
Ans'd.....

December 23, 1985

Richard Spitler, Director
Clearlake Community Development Department
P.O. Box 2440
Clearlake, CA 95422

Dear Mr. Spitler:

As per Clearlake's request, the Office of Planning and Research (OPR) has reviewed the city's general plan. In reviewing the plan, we sought to determine whether the document contained the information and policies required by state planning law. In keeping with OPR's review practices, we did not attempt to second guess the wisdom of the city's planning policies, but rather, we compared the adequacy of the general plan against the requirements of state law as interpreted by the courts and as clarified by OPR's General Plan Guidelines.

To reduce some of the complexity of a general plan review, OPR prepared a set of questions designed to lead the reviewer through an analysis of a plan's adequacy. This diagnostic questionnaire, called PLATO (Planning Law Analysis and Test Organizer), was used to review Clearlake's general plan. Besides providing a convenient format, PLATO helps assure thoroughness and uniformity of the review. Therefore, our comments reflect those aspects of PLATO which were germane to the adequacy of Clearlake's general plan.

Before proceeding with the review, we note two points. First, the city should be complimented on the large amount of data which appears in the plan's technical appendices. This data is a solid foundation for the city's development policies. Second, this review does not include the Housing Element. The city should rely on the comments from the Department of Housing and Community Development (HCD) in determining that element's adequacy. (In accordance with section 65588(b) of the Government Code, Clearlake must revise its Housing Element and submit the draft to HCD prior to January 1, 1986 for review.)

PLATO

Required Issues

Section 65302 of the Government Code requires that a general plan contain seven mandatory elements. Within those elements, a jurisdiction must address several issues. In its General Plan Guidelines, OPR recommends that to properly address an issue, the general plan should contain the appropriate data and analysis, policies, and implementation measures. The

amount and depth of information generated to cover an issue should reflect local circumstances and opinions. Therefore, like the courts, we reviewed the document to determine if all the required issues were properly addressed. The depth of the discussion and the resultant policies were not critiqued as such matters are purely local decisions.

The general plan is lacking data and/or policies on the following required issues: emergency preparedness (safety), liquid and solid waste disposal (land use), peakload water supply (safety), urban and wildland fires (safety), forestlands (conservation), truck routes and minimum road widths (safety).

Special Issues

In addition to addressing the required issues, some communities must also discuss special issues related to particular resources or hazards which may exist within the planning area. Of the five special issues, three may be relevant to Clearlake -- surface mining, seismic study zones, and airport land use planning. All three issues are discussed in the plan. However, as noted in the document, before the city could formulate its policies for these issues, other agencies (the State or Lake County) must make certain determinations. As these determinations were not made prior to its adoption, the plan does not contain policies on the special issues. If the State Geologist has since designated Mineral Resources Areas and Alquist-Priolo (Earthquake) Study Areas in the planning area or if the County Airport Land Use Commission has since adopted a land use plan for Pearce Field, Clearlake's general plan must be amended to reflect those designations. Please refer to Chapter VII of the General Plan Guidelines for an indepth discussion of the three pertinent Special Issues.

Required Standards, Diagrams, and Implementation Programs

In general, State Planning Law provides for local discretion in addressing the issues associated with the seven elements. That is, communities may decide the type and amount of data, analyses, and policies to fulfill the state requirements of addressing particular issues. However, in some cases, state statutes require that certain information or diagrams accompany the community's discussion of specified issues. Such detailed requirements are most notable in the Housing Elements and exist, to a lesser degree, in other elements. The following discussion describes those issues of the general plan which we feel should be expanded upon.

o Land Use and Population Density Standards

State law requires that the Land Use Element clearly specify the allowable uses for each land use category. Clearlake's general plan has several deficiencies in this area that affect the plan's adequacy. First, the allowable uses for areas designated Special Study Areas and Agriculture are not discussed. What residential densities are allowed in such areas? Are industrial uses permitted? While it is not possible to determine specific uses in the Special Study Areas without undertaking the required studies, the plan should contain general criteria on what type of uses will be permitted during the interim period until the studies are completed.

GENERAL COMMENTS

The preceding comments were fairly specific as they were based on court decisions and statutes. Before closing, we would like to make some general comments based on our experience in general plan analysis.

While reviewing the plan, we found its organization confusing. It is unclear what state mandated elements are being covered by your chosen divisions. In order to increase the plan's usefulness, it would help to provide a summary at the beginning of each division stating the Government Code requirement that it fulfills and how it relates to Clearlake. In addition, the usefulness of the plan would be increased by having an introduction page explaining the plan's format including the purpose of the numerous matrices.

Since the general plan is a document which is amended as new information becomes available or as the residents' priorities change, the plan should be bound in such a manner that text amendments can be added. While state law is silent on the method of binding, it is our experience that looseleaf general plans that can be fit into a binder make for documents which can be easily kept current.

Conclusion

In closing, we feel that Clearlake's general plan, if amended to include our above stated concerns, would be a more useful and defensible tool in helping guide the city's future development. If you should have any questions regarding this review, please contact me at 916/445-4831.

Sincerely,

Karen A. Keene

Karen A. Keene
Principal Planner

CITY OF CLEARLAKE

RESOLUTION NO. 87-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE REQUESTING AN ADDITIONAL GENERAL PLAN ELEMENT EXTENSION FROM THE STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH

WHEREAS, the State of California Office of Planning and Research granted an extension to the City of Clearlake to correct certain deficiencies in its General Plan by July 22, 1987;

WHEREAS, the City of Clearlake has made substantial progress towards completion of the deficient elements of the General Plan;

WHEREAS, personnel shortages and work on a draft Zoning Ordinance has interfered with a timely completion of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake as follows:

Section 1: The City Council of the City of Clearlake requests the California Office of Planning and Research for an additional one year to correct deficiencies in the Safety, Land Use and Conservation Elements of the Clearlake General Plan, pursuant to Section 65360(e) of the Government Code.

Section 2: The Director, Community Development Services Department, is authorized to complete the application for a General Plan time extension and to submit it with supporting materials to the Office of Planning and Research.

Section 3: In requesting this General Plan time extension, the City Council of the City of Clearlake adopts the following finding in accordance with the Government Code Section 65361(a):

"Other reasons exist which justify the granting of an extension, so that the timely preparation and adoption of a complete and adequate General Plan is promoted. Specifically, the City of Clearlake has determined that it is necessary to rewrite portions of the General Plan in order to comply with State Planning Law. This determination is based on a recent review of the General Plan by the State Office of Planning and Research."

PASSED AND ADOPTED by the Council of the City of Clearlake on the 18th day of May, 1987, by the following vote:

AYES: Mayor Robey, Vice Mayor Marquardt, Councilmembers Constable, Sanchez and Struthers

NOES: None

ABSENT OR NOT VOTING: None

Ed Robey Jr.

Ed Robey, Jr., Mayor

ATTEST:

Sharon L. Goode

Sharon L. Goode, City Clerk

FINAL ENVIRONMENTAL IMPACT REPORT

HIGHLANDS PARK COMMUNITY DEVELOPMENT PROJECT AREA PLAN

PREPARED FOR:

CITY OF CLEARLAKE

PREPARED BY:

PIEDMONT ASSOCIATES

MAY 1990

ATT B(d)

POPULATION

Potential Impacts

Community Development activities designed to stimulate economic activity and improve the Project Area's infrastructure may remove constraints to commercial and residential development and result in increases in Project Area and community population.

Mitigation Measures

None proposed (Unavoidable impact).

HOUSING

Potential Impacts

20% of the Agency's tax increment funds would be used to improve and expand Clearlake's stock of affordable housing for families of low and moderate income groups.

Agency projects to improve the Project Areas infrastructure could remove existing constraints on residential development.

15% of all residential units constructed within the Project Area must be affordable to low and moderate income families.

Community Development activates to stimulate economic development may increase population and the need for additional housing.

Mitigation Measures

None proposed (beneficial impact).

Residential development would not exceed the amounts or densities envisioned in the City General Plan.

None proposed (beneficial impact).

Clearlake has substantial area suitable for residential development.

Agency expenditure of 20% of its tax increment income, together with the 15% rule, will substantially improve Clearlake's stock of affordable housing.

CIRCULATION

Potential Impacts

Upon certain levels of development within the Project Area (year 2010), traffic volumes would adversely affect the level of service of Lakeshore Drive, Olympic Drive and Old Highway 53.

Mitigation Measures

When development within the Project Area reaches the levels projected for the year 2000, improve Lakeshore Drive from State Route 53 to Old Highway 53 to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Lakeshore Drive from Old Highway 53 to Mullen Avenue to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Olympic Drive from State Route 53 to Cypress Avenue to maintain a LOS of C.

5. To provide opportunities for participation by owners and tenants in the retention and revitalization of their properties.

G. POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

In accordance with the above stated goals the Agency determined to undertake certain public improvements throughout the Project Area, as follows:

TABLE 1
POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

PRIORITY	IMPROVEMENTS	ESTIMATED PROJECT COST	PERCENTAGE OF TOTAL
	HOUSING PROJECTS (20% set aside)	$ 3,732,893	20%
1.	Assess. Dist. Writedown for Very-Low Income		
2.	Assistance for new housing project development		
3.	Housing Rehabilitation		
4.	Abandon Structure Demolition		
5.	Assist. for Senior Housing/Congregate Housing		
6.	Mobile Home Replacement		
	BUSINESS PROGRAMS	$ 3,732,893	20%
1.	Business Rehabilitation Loans		
2.	Business Expansion Assistance		
3.	Business Recruitment Assistance		
4.	Direct Business Development Assistance		
	PUBLIC PROJECTS	$ 11,198,678	60%
1.	Residential Paving Assistance Program	$ 4,600,000	25%
2.	Commercial/Arterial Street Improvement	$ 750,000	4%
3.	Flood Control and storm drainage	$ 1,000,000	5%
4.	Community Center	$ 1,398,678	7%
5.	Sewer System extension/improvements	$ 500,000	3%
6.	Airport improvements	$ 300,000	2%
7.	City Hall	$ 700,000	3%
8.	Water System upgrades/improvements	$ 750,000	4%
9.	Park System improvements	$ 200,000	1%
10.	Fire equipment/facilities	$ 400,000	2%
11.	Public Marina	$ 500,000	3%
12.	Lakeshore Promenade	$ 100,000	<1%
	TOTAL PROGRAM	$ 18,664,464	100%

H. AFFORDABLE HOUSING

As shown above in TABLE 1, 20% of the Agency's property tax increment income is required by law to be spent on affordable housing programs within the community.

The Project Area has many instances of deteriorating housing stock. Because the Project Area houses many of the City's low income residents, there is a problem of owners or renters not having the financial resources to upgrade individual units. This in turn makes it difficult to market replacement units, continuing the cycle of deterioration with little incentive or opportunities for improvements.

Much of the older housing stock is made up of vacation cabins, tourist courts and guest cottages which have been converted to year-round occupancy. These buildings rarely meet modern building codes. Most are not weatherized with insulation and storm windows. While these structures provide low cost housing they provide little more than shelter and present serious fire hazards due to outmoded, inadequate or illegal electrical systems.

IMPACTS

The Agency proposes numerous projects specifically designed to improve the quality and supply of affordable housing. Under the State Community Redevelopment Law, a redevelopment agency must use 20% of its tax increment revenue to improve the supply of affordable housing. These funds differ from other redevelopment tax increment funds because they can be used outside the Project Area as long as their use improves the community's supply of affordable housing. The Agency has proposed several projects to be funded by this portion of tax increment income; these include:

1. Assistance for new housing project development - This project would assist in the development of new moderate income housing. The Agency would provide loans, grants or public improvements to promote the construction of subdivisions (not single family houses on scattered sites). This would significantly improve the moderate income housing stock of the Project Area and community. This project would be primarily focused in those areas of the Project Area east of Highway 53 and north of Arrowhead Road.

2. Housing Rehabilitation - This project would improve the quality of very-low and low income housing within the community through low interest or deferred loans for improvements and modernization. If such a project is focused at a neighborhood level, other property owners not participating in redevelopment activities may wish to improve their property in response to improvements made around them, thus stimulating rehabilitation of entire blocks or neighborhoods rather than selective individual properties.

3. Abandoned Structure Demolition - This project would facilitate the removal of abandoned structures from the Project Area. In some cases these structures are preventing the development of new housing. The removal of these structures would enable new housing to be built without excessive expense.

cannot be directly mitigated, the effects of development within the Project Area and associated population growth will be mitigated by the projects proposed by the Agency, mitigation measures proposed throughout this EIR and through various City and County activities to ensure that community facilities provide adequate levels of service. The private sector is expected to provide the services (i.e real estate, insurance, retail, etc.) needed to accommodate the envisioned growth. Specific impacts of population growth on sewers, water systems, roadways, schools, housing, police and fire protection are discussed in those specific sections of this EIR.

Footnotes:

1. *CLEARLAKE GENERAL PLAN, TECHNICAL BACKGROUND PAPERS, June 1983.*
2. *COMMERCIAL AND INDUSTRIAL EMPLOYMENT STUDY, ESA Planning and Environmental Services, May 1988.*
3. *Ibid.*
4. *Ibid.*

C. HOUSING

SETTING

The majority of Clearlake's housing units are single family and owner occupied. The existing housing stock includes 2,345 single family units (1980) and 2,039 mobile home trailer units (1980). Of the year round occupied units, 73% are owner occupied. This percentage is much higher than the statewide average of 56%.[1]

Mobile homes form a large part of Clearlake's housing stock; in 1980 they accounted for 42% of the total housing stock. Lake County as a whole has a high percentage of mobile homes (30% of the housing stock), while the state average is only 4.5%.[2]

Clearlake has many seasonally occupied or vacation homes. Approximately 21.6% of the housing units in 1980 were only seasonally occupied, compared to a statewide average of 1.3%.[3]

Clearlake's average household income is considerably lower than the County average (County average household income was $21,400 in 1988). 65% of renters and 30% of owners were paying 25% or more of their income for housing in 1980. Approximately 31% of the households in Clearlake are in the very low income range (0 to 50% of the median, county household income), 18% are in the low income range (51% to 80% of the median income), 24% are in the moderate income range (81% to 120% of the median) and 27% are in the above moderate income range (120%+ of the median income). Of all households, 25.9% of the very low income and 13.4% of the low income households were paying 35% or more of their income for housing.[4]

4. Assistance for Senior Housing/Congregate Care - This project would help attract these facilities to locate within the community. This would significantly improve elderly housing and care facilities for the residents of Clearlake.

5. Mobile Home Replacement - This project would allow residents of mobile homes to obtain low interest financing or deferred loans to replace older, below standard, mobile homes with newer mobile homes. This would significantly improve the quality of this affordable housing alternative.

6. Resort Rehabilitation for Housing - This project would enable the owners of older resorts which have been converted to permanent housing to bring these structures up to current building codes. This would significantly improve the quality and supply of affordable housing in Clearlake.

These projects would have a significant direct beneficial impact on Clearlake's stock of affordable housing.

Other Agency Projects to improve the Project Area's infrastructure (i.e. roadways, sewers, water system, storm drainage, etc.) would indirectly stimulate private residential development by supplying the needed infrastructure so residential development could proceed with minimal expense. However, residential development would not exceed the amounts or density envisioned in the City's General Plan and land use regulations. Residential build-out of the Project Area could result in the construction of 2,795 dwelling units over the next twenty years.

Under the California Redevelopment Law, 15% of all residential dwelling units built within a redevelopment project area are required to be affordable to low and moderate income families. As stated above, the Project Area has the potential for an additional 2,795 dwelling units to be built over the next twenty years. Applying the 15% rule to these dwelling units would result in 419 of these units being affordable to families of low and moderate income groups. The provision of 419 units of affordable housing would be a beneficial impact not requiring mitigation.

Other potential Agency projects designed to stimulate economic development within the Project Area would tend to increase the number of jobs in Clearlake and indirectly result in the need for additional housing. However, the extent of population increase in response to economic development activities cannot be accurately determined at this plan adoption stage.

The Agency has determined that it shall not acquire, by the power of eminent domain, any property which is in a residential use at the time of adoption of the Community Development Plan. Thus, implementation of the Community Development Plan would not result in the forced dislocation of any resident of the Project Area.

MITIGATION

Expenditure of 20% of the Agency's tax increment income on affordable housing, together with the requirement that 15% of all dwelling units built within the Project Area be affordable to low and moderate income families, would greatly improve the quality and increase the community's stock of affordable housing.

The City General Plan states various goals and guidelines for the development of housing in Clearlake. These are found in the Policies and Programs portion of the General Plan, Pages 61 - 71, and are herewith incorporated herein by reference.

Impacts on Clearlake's housing stock as a result of economic development and jobs growth will be mitigated to a less-than-significant level by implementing the various General Plan guidelines regarding the development of housing in Clearlake, the allocation of 20% of the Agency's tax increment income for the rehabilitation and development of affordable housing and the potential provision of 419 units of affordable housing under the 15% rule.

Footnotes:

1. *CLEARLAKE GENERAL PLAN, June 1983*
2. *Ibid.*
3. *Ibid.*
4. *Ibid.*

GOAL 5

CONSERVE HOUSING FOR LOW AND MODERATE INCOME PEOPLE

BACKGROUND

Housing conservation for low income and moderate income people is by some definitions a matter of retaining existing housing for these income groups at prices affordable to them over time. In this case, a much broader definition is applied, one that encompasses not only retention of existing low- and moderate- income units, but also encourages development of new affordable housing and rehabilitation of existing affordable units.

Clearlake has a housing affordability problem. Many Clearlake residents are paying more in total housing occupancy costs (mortgage or rent plus utilities) than 35 percent. Housing costs in excess of 35 percent of income are a particular hardship for the low income, since the income spent on housing may leave them without resources needed for other necessities.

Clearlake can expect about 730 new households to seek housing in the city in the 1983 to 1985 period. If the income distribution of the county applies to these newcomers, about 73 percent of them will be low or moderate income households. While the low income population cannot afford the ownership of even a bare bones new unit (threshold cost of a manufactured home is $23,000 and of a stickbuilt home $35,500 in Clearlake), some moderate income families can afford manufactured homes. These facts argue for the construction and development of new rental units and manufactured homes in particular.

Overall housing conditions in Clearlake appear to be sound. While no systematic conditions data are available, a rough estimate of 10 percent substandard units in Clearlake is consistent with county findings and casual observation.

OBJECTIVE

The city shall strive to maintain existing city rental housing stock in sound condition and encourage the development of an average of 35 new rental units each year until 1988. In addition, new rental projects, including subsidized projects, should be encouraged by the city.

Ideally, units added to the housing stock should conform to the income distribution of those who will be seeking Clearlake housing. That distribution has been roughly calculated in conformance with the county's 1980 income distribution (see Table 24, p. 74 Housing Technical Background Paper) as follows: very low income, 31 percent; low income, 18 percent; moderate income, 24 percent; and above moderate, 27 percent.

Clearlake is a low income area, and builders of new housing must build to the existing market if their projects are to be successful. Programs described below are intended to assist in assuring affordable housing units to all segments of the community.

PROGRAMS

5-1. Department of Housing and Urban Development Low Income Rental Assistance (HUD Section 8)

Purpose. This program provides rent subsidies for targeted income group occupants of Section 202 projects and substantial rehabilitation and new construction of elderly and family projects. Mortgage financing is provided by either FHA, the California Housing Finance Agency or by local housing authorities.

While there are several subsidized housing projects and programs in effect in Clearlake, federal funds are limited. These limitations have led to an increase in the proportion of adjusted gross income elderly persons must pay; formerly 25 percent, it is now 30 percent.

There are two Section 8 lower-income rental assistance projects in Clearlake, Highlands Village (40 units) and Clearlake Apartments (72 units), both utilizing existing housing. In addition, 23 Clearlake families are utilizing Section 8 funds to assist them in residing in market-rate units.
Half of the Clearlakers receiving Section 8 rent subsidies are elderly persons; the other half are low-income families or disabled persons.

Action. The Section 8 program is administered locally by the Rural Communities Housing Development Corporation (RCHCD). The city can assist RCHD in locating existing housing suitable for Section 8 subsidies and once an Article 34 Referendum is approved, in locating land for new Section 8 projects.

Responsible Agency. RCHCD in conjunction with the City of Clearlake.

Cost of Program. None to the city.

Time Frame. 1983-1988. Ongoing.

5-2. CDBG Small Cities Housing Rehabilitation Program

Purpose. Four basic functions are fundamental to the day-to-day operation of a housing rehabilitation program.

1. Program management
2. Program marketing
3. Loan processing
4. Construction initiation and inspection

The first three functions, administration and operations, can consume up to 20 percent of allocated funds. The Small Cities Housing Rehabilitation Program is the only program available comprehensive enough to cover these costs. As such, it is the best program to apply to for initial rehabilitation monies and where necessary, CDBG funding can be supplemented with public and/or private sector funding such as FmHA 502 and 504 programs.

Action. The city should work with the Rural Communities Housing Development Corporation (RCHDC) in applying for CDBG Small Cities Rehabilitation loan money. After thoroughly documenting the need for a rehabilitation program, the city must develop a program purpose. The purpose may range from preserving housing stock for low-income households to comprehensive neighborhood revitalization. Next, the city must establish a rehabilitation standard. This can be based on the existing building code or a new construction code developed and adopted by the city. Lastly, the city must establish the extent of financial need based upon number of units and average cost per unit for rehabilitation. It should be kept in mind that CDBG funds can be combined with other loans and grants. The city should investigate piggy-back grants such as FmHA 502 and 504 programs.

Responsible Agency. Planning Commission and planning staff.

Cost of Program. Staff time in preparation of grant application.

Time Frame. 1985-1988. Application for funds in should occur subsequent to application for sewer (1983) and street improvement (1984) CDBG grants for area east of SR53.

5-3. Farmers Home Administration (FmHA) Homeownership and Home Improvement Loans (FmHA 502)

Purpose. The FmHA 502 program is a self-help program administered by the Rural Communities Housing Development Corporation (RCHDC) which acts as a housing authority for Lake and Mendocino counties. Under the 502 program direct loans are targeted to income groups for owner occupied construction, mortgage and rehabilitation financing.

RCHDC is presently looking for 10 lots suitable for construction of 10 single-family homes by qualifying families (families with adjusted incomes of $18,000 or less). These families would build their houses with assistance from RCHDC.

Action. The city should work with RCHDC to locate 10 buildable sites and obtain permit approvals. In addition, the city should give consideration to waiving permit fees and some requirements for qualifying families.

Responsible Agencies. RCHDC in combination with the City of Clearlake Planning Department. The contact person at RCHDC is Dwain Hill, Executive Director, (707) 462-1954.

Cost of Program. Costs of the program are born by FmHA. No cost to the City of Clearlake.

Time Frame. 1983-1988.

5-4. Article 34 Referendum.

Purpose. Article 34 of the California State Constitution requires voter approval for all low-rent housing project developed, constructed or acquired in any manner by any public body. Exempt from the provisions of Article 34 are rehabilitation, Section 8 low rent subsidies if constructed by a private contractor, and mixed income rental housing not primarily low income.

Action. The city should conduct a local referendum as required under Article 34 to gain voter approval for locally sponsored low and moderate income housing.

Responsible Agency. Planning staff in conjunction with the City Council.

Cost of Program. Staff time, public relations campaign and election costs.

Time Frame. Election in 1985.

5-5. Consider Condominium Conversion Ordinance on a Timely Basis

Purpose. Owners of rental apartments and mobile home parks may seek to have their units/spaces converted to ownership by occupants. Many communities restrict such conversion in order to conserve the stock of affordable rental housing. Clearlake's mobile home parks seem unlikely to be subject to pressure for condo conversion because they were established as resorts and would command higher values sold as a unit than on a piece-by-piece basis. The community also lacks rental units in the kind of multifamily projects most subject to condo conversion, since multifamily rental units are mostly in subsidized projects committed to rental use for the long term. However, these conditions may change as the housing stock expands over time.

Action. Continue to monitor owner-initiated actions which might anticipate conversion of rental apartments or mobile home parks to condominiums. Develop a condo conversion ordinance when and if conditions warrant.

Responsible Agency. City staff and City Council.

Costs of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

5-6. Assure That Developments Having Low Income Units Are Built at Maximum Allowable Densities

Purpose. The General Plan/Policies and Programs (6.05) specifies that, in reviewing development proposals, the city will presume that the lowest density permitted by the General Plan is the density that will be approved unless the applicant can make a specific demonstration that site planning and engineering will support a higher density (within the overall permitted range) on that site.

The city shall encourage developers to include low income units in multi-unit projects by providing technical assistance to developers of multi-unit projects with 25 percent or more low income units to assure that the maximum development density allowed on the given site will be realized.

Action. Applicants for multi-unit projects shall be alerted to the provisions of this program and assisted by staff in targeting 25 percent or more of their units for low income individuals or households. Staff shall provide all feasible site planning and engineering assistance to developers to support approval of the maximum allowable density, assuming all other planning criteria are met.

Responsible Agency. City staff and Planning Commission.

Costs of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

5-7. Maintain Access to Housing By All Persons Regardless of Race, Religion or Ethnic Background

Purpose. The city should help to assure nondiscrimination in rental and sale of housing. In many larger communities, allegations of housing discrimination are considered by a Fair Housing Commission or other public board. In the absence of such a board in Clearlake, an alternative channel for submitting and acting upon discrimination complaints may be needed.

Action. The Planning Department shall accept complaints relating to housing discrimination and shall refer them for action to the California Fair Employment Practices Commission.

Responsible Agency. Clearlake Planning Department.

Costs of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

GOAL 6

PROMOTE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

BACKGROUND

The goal of promoting an attractive residential neighborhood speaks to the fundamental desire of Clearlake's residents to preserve the quiet, rural residential character that has attracted so many people to the area. However, the historic development of Clearlake as a tourist and retirement area has meant that relatively little investment has been made in public infrastructure and amenities in residential neighborhoods. As such, paved streets, sidewalks, storm sewers, street lights and neighborhoods parks are notably absent. Programs to provide adequate streets and other capital improvements are discussed under other goals, though they apply equally to the above goal. Among the less capital intensive aspects of residential neighborhood quality are noise, maintenance and tree preservation.

PROGRAMS

6-1. Neighborhood Noise Ordinance

Purpose. In residential areas noises such as barking dogs, loud radios, power tools, including lawnmowers and chain saws, and late-night parties may interfere with customary tranquillity. However, without an ordinance to regulate the time and frequency of such noise nuisances, there is little the victim can do to control unwanted noise.

Action. The City Council should adopt a neighborhood noise ordinance specifying the time and duration allowable for the operation of power tools, and establishing appropriate limitations on allowable levels of other types of noises including parties, radios and pets.

Responsible Agency. City Council.

Cost of Program. Staff time.

Time Frame. 1983-1984. Ordinance was adopted July 1983.

6-2. Weed Abatement

Purpose. There is a large number of small undeveloped parcels in Clearlake. Many of these are not maintained, and the growth of weeds and brush is unsightly and poses a potential fire danger to neighboring residential uses.

Action. The City Council shall continue actively to pursue a weed abatement policy, which consists of mandatory abatement by property owners with mowing and brush removal by personnel at property owner's cost in case of failure to respond to requirements.

Responsible Agency. City Council and city staff.

Cost of Program. Staff time to identify parcels and notify property owners. On-site labor is billed back to owners.

Time Frame. 1983-1988. Ongoing (seasonal).

6-3. Shade Tree Preservation

Purpose. The General Plan/Policies & Programs includes the objective that native trees, groves and orchards be preserved wherever possible. The oak canopy and the walnut orchards in particular are important to residents' summer comfort and vital to the attractiveness of residential areas and the community as a whole.

Action. Site plan review by staff and the Planning Commission shall take into consideration the community's objective to preserve shade trees. Project sponsors shall be encouraged to prepare site plans that minimize tree removal. Projects (whether private or public) that involve tree removal shall be required to replace trees removed, taking account of staff recommendations as to appropriate species for the region and the context.

Responsible Agency. Planning Commission.

Cost of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

CITY OF CLEARLAKE

HOUSING CONDITIONS

SURVEY REPORT

PRESENTED TO:

CLEARLAKE CITY COUNCIL

PERFORMED BY:

RURAL COMMUNITIES HOUSING

DEVELOPMENT CORPORATION

JUNE 13, 1990

ATT B(6)

SURVEY OVERVIEW

Under contract with the City of Clearlake, Rural Communities Housing Development Corporation (RCHDC), conducted a Housing Conditions Survey of the county during the months of March and April, 1990. The purpose of the survey was to develop current and accurate data on the state of the city's housing stock. This information, in turn, could be used by the county to update their Housing Element, and prepare applications to the state for funding assistance in dealing with problems defined in the survey.

The methodology used in the survey consisted of the following:

1. The city was divided into thirteen distinct areas to be surveyed and tallied separately.
2. A survey form was developed that gathered information on various aspects of the housing stock; such as age, type of construction, and overall condition.
3. The city provided labels of all properties with improvements by assessor parcel number within the city. These labels were placed on the forms, and this became the universe of units to be included in the survey.
4. Surveyors using the forms went from area to area doing a "windshield survey" of the houses.
5. Survey results were tallied for each area, as well as the city as a whole.

Detailed city maps were used by the surveyors to locate the dwellings during drive-by inspections. A copy of the city map with the different areas lined in is Attachment A in the attachments section of this report. Exterior housing conditions were evaluated using State Department of Housing and Community Development criteria. A copy of the survey form used is Attachment B. A copy of the definitions used for evaluating housing conditions is Attachment C.

The data from the windshield survey was analyzed and compiled into the City of Clearlake Housing Conditions Inventory Report. The report begins with a sheet which summarizes the housing conditions data for the city as a whole. This is followed by individual sheets which detail the housing conditions of each area surveyed. This is followed by a Comparison of Housing Conditions by Area, and a Comparison of Construction Type by Area.

The survey was part of a grant funded by the Housing and Community Development Department to the City of Clearlake. The City, in turn, contracted with RCHDC to do the work program of the grant. This Housing Conditions Inventory is the first product under the work program. This will be followed by a household needs survey of a target area designated by the City.

SURVEY RESULTS

Overall the survey reveals that the housing stock of Clearlake is generally newer housing, and for the most part the units are in sound condition. There are, though, a number of substandard and dilapidated units, which are concentrated in a limited number of areas. These areas are 2, 3, 5, 9, and 10. The following table details the percentage of substandard and dilapidated units by area:

Area #	Unit #	% Substandard	% Dilapidated
1	625	1.9%	1.9%
2	387	6%	10.8%
3	443	11%	3.6%
4	168	6%	.6%
5	551	6.7%	4.2%
6	222	2.7%	3.1%
7	290	2.8%	.0%
8	988	1.9%	1.9%
9	400	7.5%	6.3%
10	432	7.4%	.7%
11	400	.2%	.0%
12	164	3%	2.4%
13	170	.6%	1.8%

The survey also revealed that the housing stock was almost equally divided between wood frame units and mobiles. In addition, certain areas are predominantly wood frame, while in others the vast majority of the housing stock is made up of mobiles. The following table documents the percentage of housing stock by construction type for each area:

Area #	Unit #	Wood Frame	Mobiles	Masonry	Makeshift
1	625	20.8%	78.6%	.5%	.1%
2	387	86.3%	11.4%	2.1%	.3%
3	443	73.8%	23.9%	1.8%	.5%
4	168	75%	23.8%	1.2%	.0%
5	551	65%	33.4%	.7%	.9%
6	222	61.7%	32.4%	2.3%	3.6%
7	290	55.1%	44.5%	.4%	.0%
8	988	21.7%	78.1%	.1%	.1%
9	400	67%	31%	.8%	1.2%
10	432	20.3%	77.8%	1.4%	.5%
11	400	99.8%	.0%	.2%	.0%
12	164	26.8%	71.4%	1.2%	.6%
13	170	17.6%	81.2%	1.2%	.0%

SURVEY CONCLUSIONS

1. The area with the largest number of substandard and dilapidated units combined is area # 2 with 16.8% of the units (absolute #= 65) falling into these categories.

2. The area with the largest number of dilapidated mobile units is area # 2 with 41 units falling into this category.

3. The area with the largest number of substandard and dilapidated wood frame units is area # 3, where 60 units fall into this category.

4. Area # 5 has 10.9% of the units (absolute #= 60) classified as substandard and dilapidated, while 13.8% of area # 9's units (absolute #= 55) fall into this category. The vast majority of these units in area# 5 are wood frame, while the number of dilapidated units in area# 9 are split almost equally between wood frame and mobiles.

Table IV details Owner/Renter Status by Survey Group. Percentage profiles of these groups are highlighted below:

*Among the Over 62 category 84.6% are owners, while only 15.4% are renters.

*Approximately 77% of the Female Head of Households are owners, while only 23% are renters.

*Of the Minority Households only 40% are owners, and 60% were renters.

*Appromately 77% of the Handicapped Households are owners, and 23% are renters.

The cautionary note for Table III applies equally to Table IV.

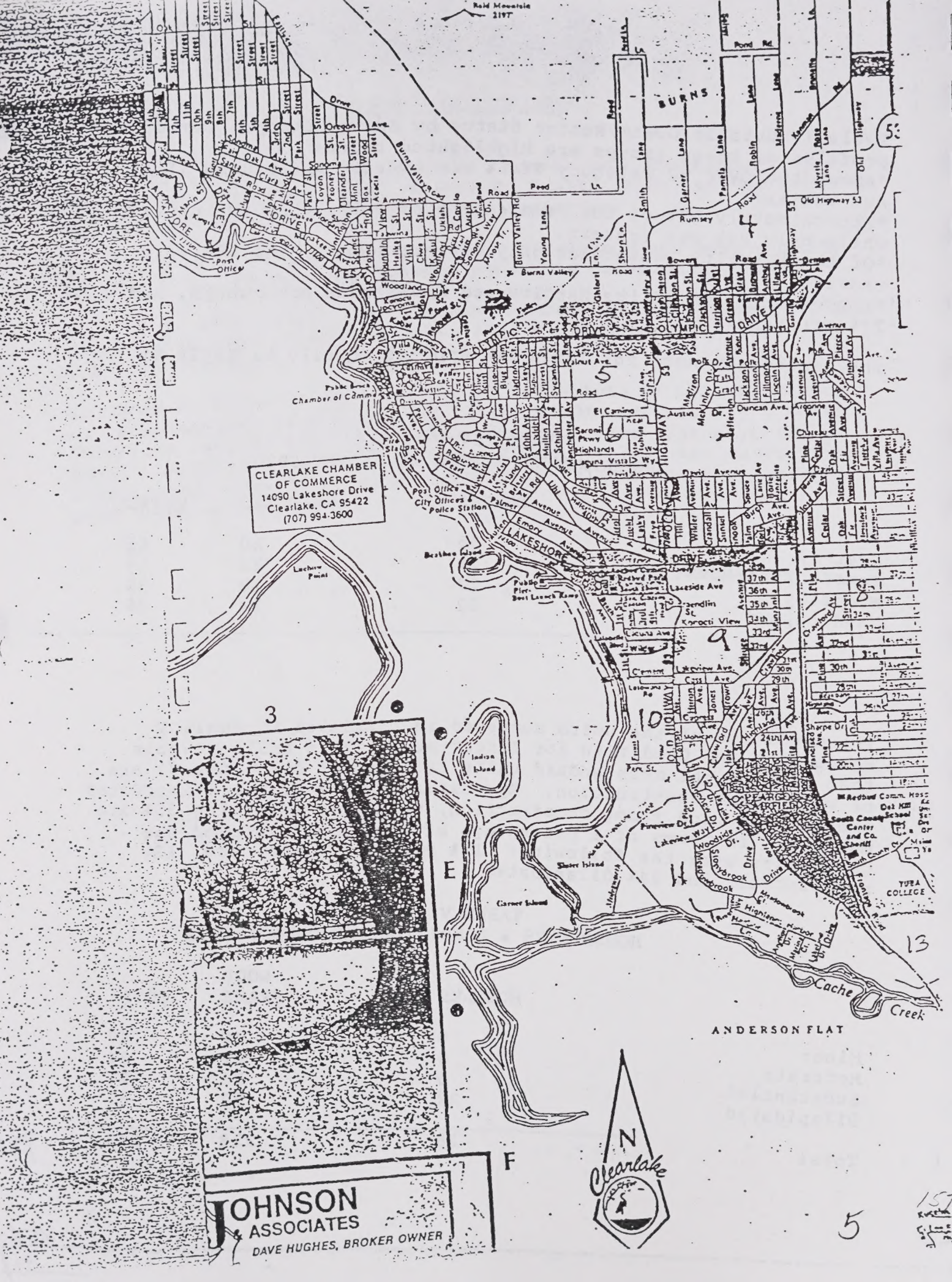
TABLE IV
OWNER/RENTER STATUS BY SURVEY GROUP

	OWNERS	RENTERS	TOTAL
Over 62	55	10	65
Female Head/House	30	24	54
Minority	12	18	30
Handicapped	22	14	36

The condition of the units surveyed is displayed in Table V House Type and Condition for Target Area. This table reveals that 100% of the substandard units (all except dilapidated) are of wood frame construction. Approximately 65% of the dilapidated are also of wood frame construction, while the remaining 35% are mobiles. In terms of a percentage of the units surveyed the categories were the following: 16% minor, 38% moderate, 12% substantial, and 34% dilapidated.

TABLE V
HOUSE TYPE & CONDITION FOR TARGET AREA

	MOBILES	WOOD FRAME	TOTAL
Minor	0	40	40
Moderate	0	94	94
Substantial	0	31	31
Dilapidated	28	53	81
Total	28	218	246


CLEARLAKE CHAMBER
OF COMMERCE
14090 Lakeshore Drive
Clearlake, CA 95422
(707) 994-3600
JOHNSON
ASSOCIATES
DAVE HUGHES, BROKER OWNER
N
Clearlake
BURNS
OLYMPIC DRIVE
HIGHWAY
LAKESHORE
OLD HIGHWAY 53
ANDERSON FLAT
Cache Creek
Indian Island
Garner Island
Sheer Island
Lakeport
Chamber of Commerce
Post Office
City Offices
Police Station
Pebble Beach
Pier
Boat Launch Ramp
Lachow Point
Redbud Park
Redbud Comm. Hosp.
South County School Center and Co. Sheriff
TUBA COLLEGE
Old Highway 53
Burns Valley Road
Reid Mountain
2197

ATTACHMENT A

DESCRIPTION OF THE CITY OF CLEARLAKE AREAS

Area #

1 Bounded by the city limits to the north and east, and by Sulphur Bank Drive and Arrowhead Rd. to the south and west.

2 Bounded to the north and east by Sulphur Bank Drive, to the south by the Clear Lake, and to the west by the city limits.

3 Bounded to north by Arrowhead Rd. and Burns Valley Rd., to the east by Burns Valley Rd., to the south by Olympic Drive, to the west by Clear Lake.

4 Bounded to the north by the city limits, to the east by Highway 53, to the south by Olympic Drive, and to the west by Burns Valley Rd..

5 Bounded to the north by Olympic Dr., to the east by Valley Ave. and Ladell Ave. and Park Rd. and Frye Ave. and Old Highway 53, to the south by Lakeshore Dr., and to the west by Clear Lake.

6 Bounded to the north by Park Rd. and Division Ave., to the east by Old Highway 53, to the south by Valley Ave., and to the west by Ladell Ave..

7 Bounded to the north by Olympic Dr., to the east by Highway 53, to the south by Lakeshore Dr., and to the west by Old Hi 53.

8 Bounded to the north by Highway 53 and the city limits, to the east by the city limits, to the south by 9th Ave., and to the west by Highway 53.

9 Bounded to the north by Lakeshore Dr., to the east by Highway 53, to the south by Peace Airfield, and to the west by Old Highway 53 and Clear Lake.

10 Bounded to the north by Clement Ave., to the east by Old Highway 53, to the south by Park St., and to the west by Clear Lake.

11 Bounded to the north by Park St., to the east by Old Highway 53, to the south by Cache Creek, and to the west by Slater Island and Clear Lake.

12 Bounded to the north by Bowers Rd., to the east by Old Highway 53, to the south by Olympic Dr., and to the west by Burns Valley Rd..

13 Bounded to the north by 9th Ave. and the city limits, to the east by the city limits, to the south by cache creek, and to the west by Highway 53.

ATTACHMENTS

COMPARISON OF

HOUSING CONDITIONS

SURVEY RESULTS

BY AREA

COMPARISON OF CONSTRUCTION TYPE BY AREA

Area #	Unit #	Wood Frame #	Mobiles #	Masonry #	Makeshift #
1	625	130	491	3	1
2	387	334	44	8	1
3	443	327	106	8	2
4	168	126	40	2	0
5	551	358	184	4	5
6	222	137	72	5	8
7	290	160	129	1	0
8	988	214	772	1	1
9	400	268	124	3	5
10	432	88	336	6	2
11	400	399	0	1	0
12	164	44	117	2	1
13	170	30	138	2	0
Total	5240	2615	2553	46	26

COMPARISON OF HOUSING CONDITIONS BY AREA

Area #	Unit #	Substandard #	Dilapidated #	Sound #
1	625	12	12	601
2	387	23	42	322
3	443	49	16	378
4	168	10	1	157
5	551	37	23	491
6	222	6	7	209
7	290	8	0	282
8	988	19	19	950
9	400	30	25	345
10	432	32	3	397
11	400	1	0	399
12	164	5	4	155
13	170	1	3	166
Total	5240	233	155	4852

Area #	Dilapidated # Mobiles	Dilapidated # Wood, etc.	Total
1	6	6	12
2	41	1	42
3	5	11	16
4	0	1	1
5	7	16	23
6	1	6	7
7	0	0	0
8	9	10	19
9	12	13	25
10	0	3	3
11	0	0	0
12	0	4	4
13	3	0	3
Total	84	71	155

HOUSING CONDITIONS

SURVEY RESULTS

FOR

CITY OF CLEARLAKE

ALL AREAS

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: All areas DATE: 6/4/90

AP BOOK #S: 10,37,38,39,40,41,42 EST. # UNITS: 6788

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	5064
NUMBER UNITS	5240
UNABLE TO SURVEY	539

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	70.82%	3711
1945-70	20.46%	1072
1920-44	4.48%	235
OLD	4.24%	222

CONST. TYPE		
WOOD FRAME	49.90%	2615
MOBILE	48.72%	2553
MASONRY	0.88%	46
MAKESHIFT	0.50%	26

CONDITION		
SOUND	92.60%	4852
MINOR	1.39%	73
MODERATE	2.08%	109
SUBSTANTIAL	0.97%	51
DILAPIDATED	2.96%	155

HOUSING CONDITIONS

SURVEY RESULTS

FOR

CITY OF CLEARLAKE

BY AREA

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 1 DATE: 6/4/90

AP BOOK #S: 10,37,38,39 ESTIMATED # OF UNITS: 695

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	622
NUMBER UNITS	625
UNABLE TO SURVEY	68

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	88.48%	553
1945-70	8.80%	55
1920-44	2.08%	13
OLD	0.64%	4

CONST. TYPE		
WOOD FRAME	20.80%	130
MOBILE	78.56%	491
MASONRY	0.48%	3
MAKESHIFT	0.16%	1

CONDITION		
SOUND	96.16%	601
MINOR	0.48%	3
MODERATE	0.64%	4
SUBSTANTIAL	0.80%	5
DILAPIDATED	1.92%	12

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 2 DATE: 6/4/90.

AP BOOK #S: 10,37 ESTIMATED # OF UNITS: 606

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	362
NUMBER UNITS	387
UNABLE TO SURVEY	56

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	60.72%	235
1945-70	29.72%	115
1920-44	6.72%	26
OLD	2.84%	11

CONST. TYPE		
WOOD FRAME	86.30%	334
MOBILE	11.37%	44
MASONRY	2.07%	8
MAKESHIFT	0.26%	1

CONDITION		
SOUND	83.20%	322
MINOR	3.10%	12
MODERATE	2.58%	10
SUBSTANTIAL	0.26%	1
DILAPIDATED	10.85%	42

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 3 DATE: 6/4/90

AP BOOK #S: 16,37,39 ESTIMATED # OF UNITS: 521

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	434
NUMBER UNITS	443
UNABLE TO SURVEY	23

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	51.24%	227
1945-70	13.32%	59
1920-44	21.90%	97
OLD	13.54%	60

CONST. TYPE		
WOOD FRAME	73.81%	327
MOBILE	23.93%	106
MASONRY	1.81%	8
MAKESHIFT	0.45%	2

CONDITION		
SOUND	85.33%	378
MINOR	2.48%	11
MODERATE	5.87%	26
SUBSTANTIAL	2.71%	12
DILAPIDATED	3.61%	16

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 4 DATE: 6/4/90

AP BOOK #S: 10,39 ESTIMATED # OF UNITS: 174

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	133
NUMBER UNITS	168
UNABLE TO SURVEY	38

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	77.38%	130
1945-70	12.50%	21
1920-44	7.14%	12
OLD	2.98%	5

CONST. TYPE		
WOOD FRAME	75.00%	126
MOBILE	23.81%	40
MASONRY	1.19%	2
MAKESHIFT	0.00%	0

CONDITION		
SOUND	93.45%	157
MINOR	0.60%	1
MODERATE	2.38%	4
SUBSTANTIAL	2.98%	5
DILAPIDATED	0.60%	1

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 5 DATE: 6/4/90

AP BOOK #S: 33,40 ESTIMATED # OF UNITS: 699

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	516
NUMBER UNITS	551
UNABLE TO SURVEY	38

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	53.90%	297
1945-70	34.30%	189
1920-44	3.63%	20
OLD	8.17%	45

CONST. TYPE		
WOOD FRAME	64.97%	358
MOBILE	33.39%	184
MASONRY	0.73%	4
MAKESHIFT	0.91%	5

CONDITION		
SOUND	89.11%	491
MINOR	1.63%	9
MODERATE	3.63%	20
SUBSTANTIAL	1.45%	8
DILAPIDATED	4.17%	23

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 6 DATE: 6/4/90

AP BOOK #S: 39,40,41 ESTIMATED # OF UNITS: 785

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	220
NUMBER UNITS	222
UNABLE TO SURVEY	26

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	49.10%	109
1945-70	34.68%	77
1920-44	2.70%	6
OLD	13.51%	30

CONST. TYPE		
WOOD FRAME	61.71%	137
MOBILE	32.43%	72
MASONRY	2.25%	5
MAKESHIFT	3.60%	8

CONDITION		
SOUND	94.14%	209
MINOR	0.90%	2
MODERATE	0.90%	2
SUBSTANTIAL	0.90%	2
DILAPIDATED	3.15%	7

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 7 DATE: 6/4/90

AP BOOK #S: 10,39,41 ESTIMATED # OF UNITS: 376

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	290
NUMBER UNITS	290
UNABLE TO SURVEY	31

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	55.17%	160
1945-70	38.62%	112
1920-44	0.34%	1
OLD	5.86%	17

CONST. TYPE		
WOOD FRAME	55.17%	160
MOBILE	44.48%	129
MASONRY	0.34%	1
MAKESHIFT	0.00%	0

CONDITION		
SOUND	97.24%	282
MINOR	2.41%	7
MODERATE	0.34%	1
SUBSTANTIAL	0.00%	0
DILAPIDATED	0.00%	0

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 8 DATE: 6/4/90

AP BOOK #S: 10,39,41,42 ESTIMATED # OF UNITS: 1696

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	988
NUMBER UNITS	988
UNABLE TO SURVEY	112

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	85.83%	848
1945-70	11.54%	114
1920-44	0.51%	5
OLD	2.13%	21

CONST. TYPE		
WOOD FRAME	21.66%	214
MOBILE	78.14%	772
MASONRY	0.10%	1
MAKESHIFT	0.10%	1

CONDITION		
SOUND	96.15%	950
MINOR	1.01%	10
MODERATE	0.61%	6
SUBSTANTIAL	0.30%	3
DILAPIDATED	1.92%	19

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 9 DATE: 6/4/90

AF BOOK #S: 10,40,41,42 ESTIMATED # OF UNITS: 581

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	399
NUMBER UNITS	400
UNABLE TO SURVEY	69

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	74.25%	297
1945-70	11.25%	45
1920-44	10.00%	40
OLD	4.50%	18

CONST. TYPE		
WOOD FRAME	67.00%	268
MOBILE	31.00%	124
MASONRY	0.75%	3
MAKESHIFT	1.25%	5

CONDITION		
SOUND	86.25%	345
MINOR	1.50%	6
MODERATE	4.25%	17
SUBSTANTIAL	1.75%	7
DILAPIDATED	6.25%	25

CITY OF CLEARLAKE

RESOLUTION NO. 87-93

A RESOLUTION APPROVING AMENDMENTS TO THE CITY OF CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law under Section 65358 of the Government Code grants authority to the City of Clearlake to amend all or part of the adopted General Plan; and

WHEREAS, the City of Clearlake has amended the City of Clearlake General Plan in accordance with State Government Code Sections 65350 through 65356; and

WHEREAS, the City of Clearlake General Plan and the amendments thereof are intended to provide comprehensive and long-term guidance to community development; and

WHEREAS, the City of Clearlake City Council has reviewed the General Plan Amendments under the requirements of the California Environmental Quality Act guidelines and determined at its November 16, 1987 public hearing that approval of the General Plan Amendments would not result in a significant impact on the environment and adopted Negative Declarations for the General Plan Amendments; and

WHEREAS, the City of Clearlake Planning Commission held public hearings on the General Plan Amendments on October 26, 1987, and made the recommendations for the approval of all the Amendments (GPA-1-87, GPA-2-87, GPA-3-87, GPA-4-87, GPA-5-87, GPA-6-87 AND GPA-7-87); and

WHEREAS, the City of Clearlake City Council held public hearings on the Amendments on October 19, 1987, November 2, 9 and 16, 1987.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Clearlake amends the City of Clearlake General Plan as indicated in Exhibit "A" which is hereto attached and herein incorporated by this reference and described as follows:

1. GENERAL PLAN AMENDMENT (GPA-1-87), AMENDING THE CLEARLAKE GENERAL PLAN BY DEFINING THE ALLOWABLE USES IN THE "AGRICULTURAL" AND "RESOURCE PROTECTION" LAND USE CLASSIFICATIONS AND BY DELETING THE "SPECIAL STUDY AREA" DESIGNATION; AND

2. GENERAL PLAN AMENDMENT (GPA-2-87), AMENDING THE CLEARLAKE GENERAL PLAN BY COMBINING THE LOW AND MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATIONS, BY CREATING A HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION AND BY AMENDING THE LAND USE DESIGNATION ON CERTAIN PROPERTIES TO HIGH DENSITY RESIDENTIAL; AND

3. GENERAL PLAN AMENDMENT (GPA-3-87), AMENDING THE CLEARLAKE GENERAL PLAN BY DEFINING THE POPULATION AND BUILDING INTENSITY STANDARDS FOR EACH GENERAL PLAN LAND USE DESIGNATION; AND

4. GENERAL PLAN AMENDMENT (GPA-4-87), AMENDING THE CLEARLAKE GENERAL PLAN BY CREATING THE "SPECIFIC PLAN" LAND USE DESIGNATION, AND BY AMENDING THE LAND USE DESIGNATION FOR THE BORAX LAKE AREA FROM "SPECIAL STUDY AREA" TO "SPECIFIC PLAN"; AND

5. GENERAL PLAN AMENDMENT (GPA-5-87), AMENDING THE CLEARLAKE GENERAL PLAN BY CREATING THE "COMMERCIAL WITH A TRANSITION ZONE" LAND USE DESIGNATION; AND

6. GENERAL PLAN AMENDMENT (GPA-6-87), AMENDING THE CLEARLAKE GENERAL PLAN BY CHANGING THE "VISITOR ACCOMMODATIONS" LAND USE DESIGNATION TO "VISITOR ACCOMMODATIONS/RESIDENTIAL" LAND USE DESIGNATION, AND BY AMENDING THE LAND USE DESIGNATION FOR CERTAIN PROPERTIES TO "VISITOR ACCOMMODATIONS/RESIDENTIAL"; AND

7. GENERAL PLAN AMENDMENT (GPA-7-87), AMENDING THE CLEARLAKE GENERAL PLAN LAND USE DESIGNATIONS ON CERTAIN PROPERTIES FROM "MEDIUM DENSITY RESIDENTIAL" TO "COMMERCIAL".

8. In adopting this Resolution, the City Council adopts staff analysis and findings as presented by staff in their reports to the City Council dated May 11, 1987 at the public hearings on October 19, 1987, November 2, 9 and 16, 1987.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of lake, State of California, on this 7th day of December, 1987, by the following vote:

AYES: Mayor Robey, Vice Mayor Constable, Council Members Marquardt, Sanchez and Struthers

NOES: None

ABSENT OR NOT VOTING: None

Ed Robey Jr.
Ed Robey, Jr., Mayor

ATTEST:

Sharon L. Goode
Sharon L. Goode, City Clerk

EXHIBIT A-1

GENERAL PLAN AMENDMENT GPA-1-87

Amend the General Plan to add the following policies 2.04 and 2.03:

Allowable uses in the agricultural district shall include: agricultural pursuits including the raising of farm animals; growing food and fiber products; and, processing of agricultural commodities, if the processing activities are not detrimental to the surrounding agricultural or residential uses (2.04).

The resource protection district is designed to allow a variety of land uses which are compatible with the environmental constraints of the area. Uses allowed in this district shall include: residential; agriculture; open space; public uses including schools, fire and police stations, and public utility and local government facilities; resource extraction; and, communication and transportation facilities (2.03).

And to delete the special study area designation as defined in policies 2.02, 2.19 and 2.20.

EXHIBIT A-2

GENERAL PLAN AMENDMENT GPA-2-87

The General Plan shall be amended to:

a. Combine the low and medium density residential designations and eliminate references to multi-family development within these designations by deleting policies 6.04 and 6.15 and amending policies 6.08 and 6.16 to state:

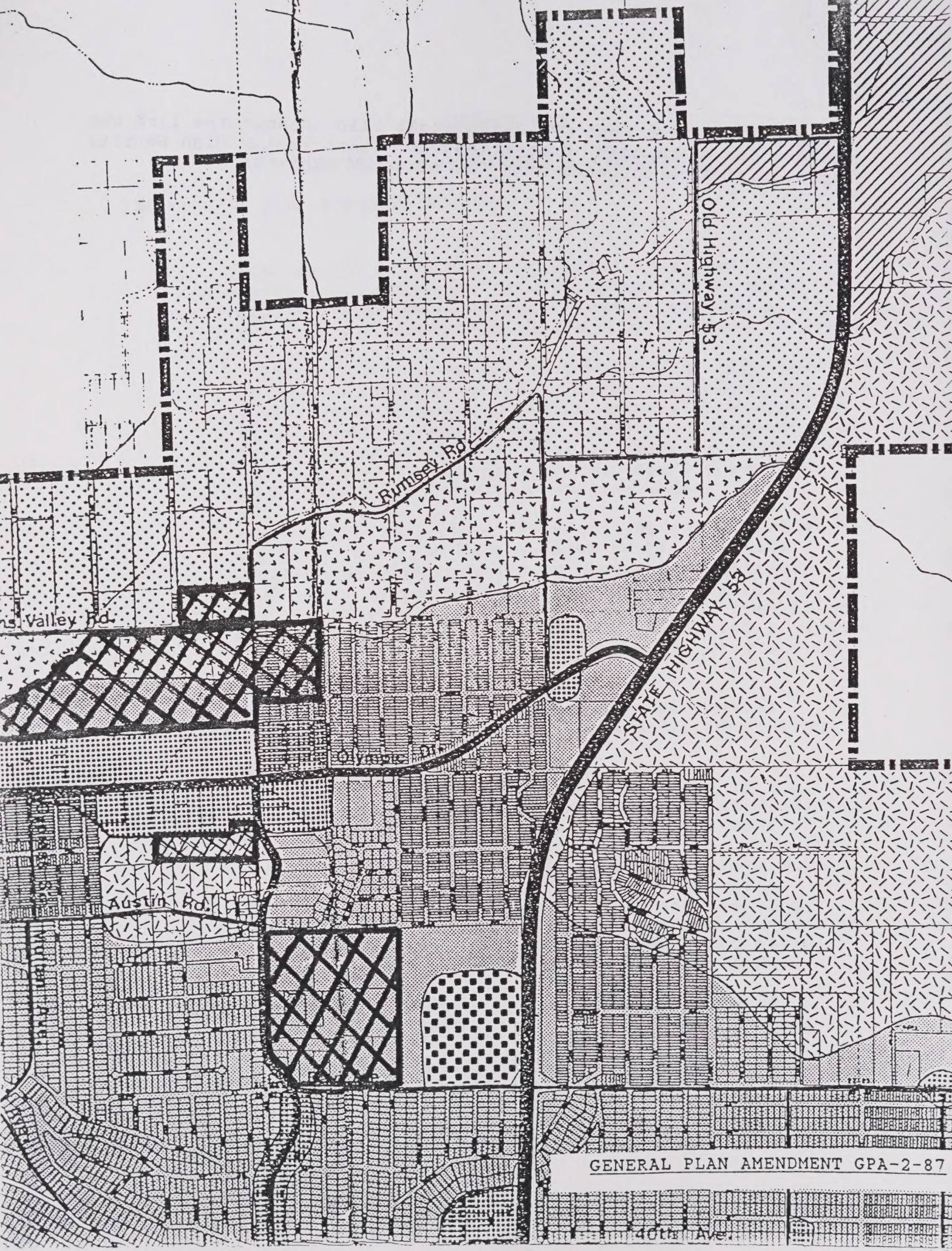
> Multi-family housing may be developed in high density residential districts and in community commercial districts with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, sewers and paved roads, driveways and parking area. (6.08)
>
> Multi-family housing up to densities not exceeding 10 units per acre may be developed in high density residential districts and in community commercial districts, following staff approval of site plan. Multi-family housing at densities greater than 10 units per acre may be developed in those same districts with Planning Commission review and approval of the site plan. (6.16)

b. Create a multi-family/high density residential designation creating a new policy 6.04 and 6.15 stating:

HIGH DENSITY RESIDENTIAL	This category applies to those areas in the community where multi-unit housing, at densities up to 20 units per acre, can be located if adequate sewer and water service can serve the site; the proposed project is compatible with surrounding land uses; and, specific site standards are met, such as off-site parking, installed and maintained landscaping, on-site low rise lighting, private open space, and paved roads, driveways and parking areas. (6.04)

Zone Districts	Zone District	Examples of Permitted Uses
	Residential High Density 10 to 20 units per acre.	See paragraph 6.16. (6.15)

General Plan Amendment GPA-2-87 shall also change the land use designation on certain properties to Multi-Family/High Density residential in accordance with the attached exhibits.



GENERAL PLAN AMENDMENT GPA-2-87

Austin Rd.
Davis Ave.
40th Av
32nd Ave
18th Ave.
SUMMIT HIGHWAY 53
Old Highway 53
AR
LAKE

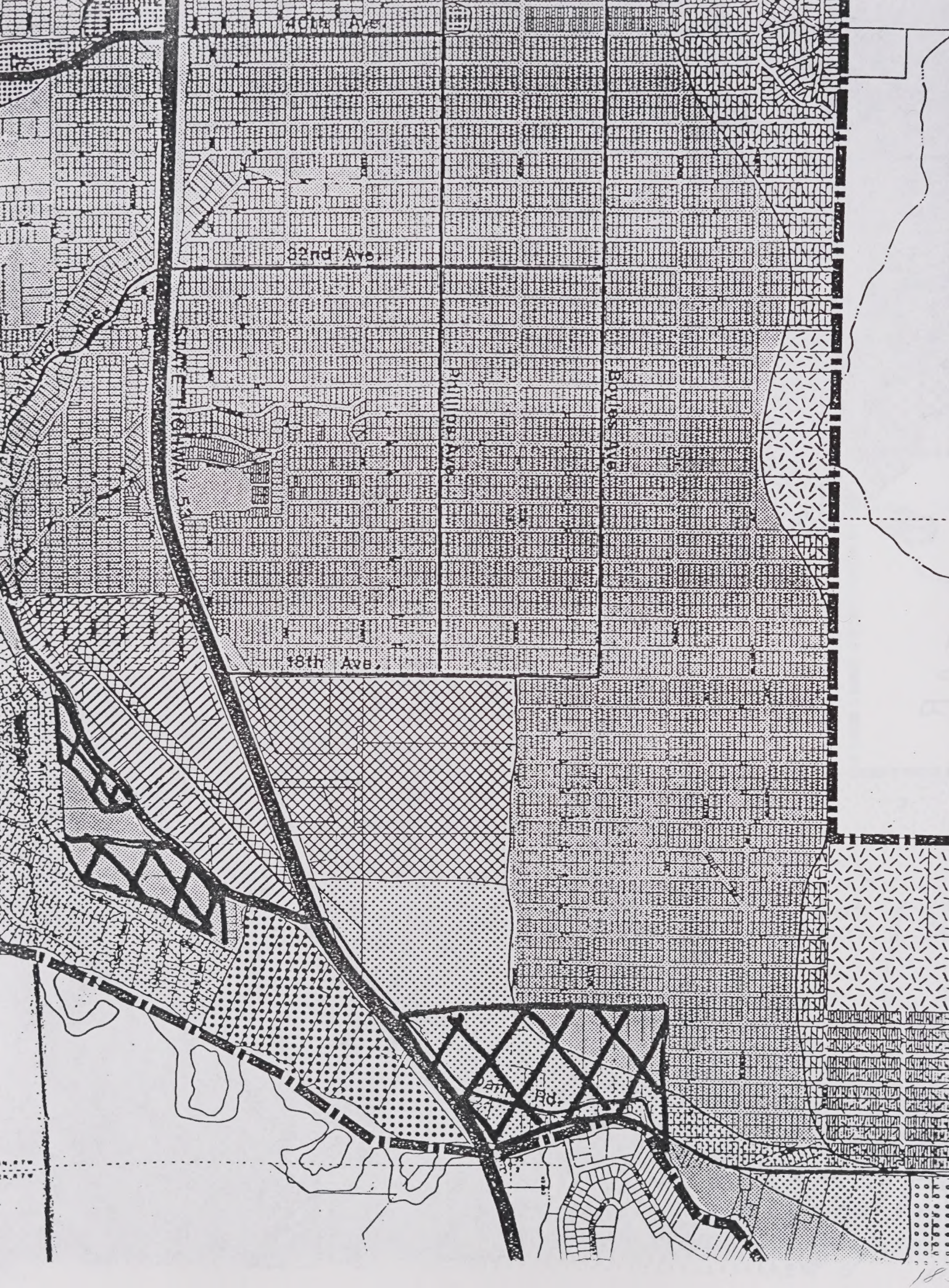

401st Ave.
82nd Ave.
Phillips Ave.
Bowers Ave.
HIGHWAY 53
118th Ave.
Rd.

EXHIBIT A-3

GENERAL PLAN AMENDMENT GPA-3-87

The General Plan shall be amended to adopt policy 7.01 - Table 1 establishing population density and building intensity for each land use designation found in the General plan.

TABLE 1

POPULATION DENSITY AND BUILDING INTENSITY

Land Use Category	Population Density Per Acre	Building Intensity
Very Low Residential	.23 - 2.5	1 Residential Unit for each 10 to 1 1/4 acres
Burns Valley	Up to 4.6	1 Residential Unit for each 1.2 acre
Low Residential	2.5 - 8.7	1 Residential Unit for each 1 1/4 Acres to 5,000 Sq. Ft.
Multi-Family	Up to 46.6	1 Residential Unit for each 2,000 Sq. Ft.
Visitor Accommodation	Up to 46.6	1 Residential Unit for each 2,000 Sq. Ft.
Visitor Services/ Commercial	Up to 46.6	1 Residential Unit for each 2,000 Sq. Ft.. 1 Commercial building for each 3,000 Sq. Ft.
Visitor Accommodation	Up to 46.6	1 Commercial Building for each 2,000 Sq. Ft., Building coverage shall not exceed 60 percent.
Visitor Services	None	1 Commercial Building for each 3,000 Sq. Ft. Building coverage for all multi-family structures, hotels, motels and resorts shall not exceed 60 percent.
Civil and Office	Up to 8.7	1 Civic or Office Building for each 5,000 Sq. Ft.. Building height shall be limited to 35 feet unless a conditional use permit is secured.
Industrial	None	1 Industrial Building for each 5,000 Sq. Ft. Building height shall be limited to 35 feet unless a conditional use permit is secured.
Parks	None	Federal & State Land: 40 Acres Local Government Land: 5,000 Sq. Ft. Privately Owned Land: Existing Parcel Size Building height shall be limited to 35 feet.
Resource Protection Areas	Up to 46.6	1 Residential Unit for each 2,000 Sq. Ft.
Agriculture	.23	1 Residential Unit for each 10 Acres

* Note: Building intensity refers to the smallest possible building or lot size area permissible in the absence of any environmental or man made constraints (See Paragraph 6.05).

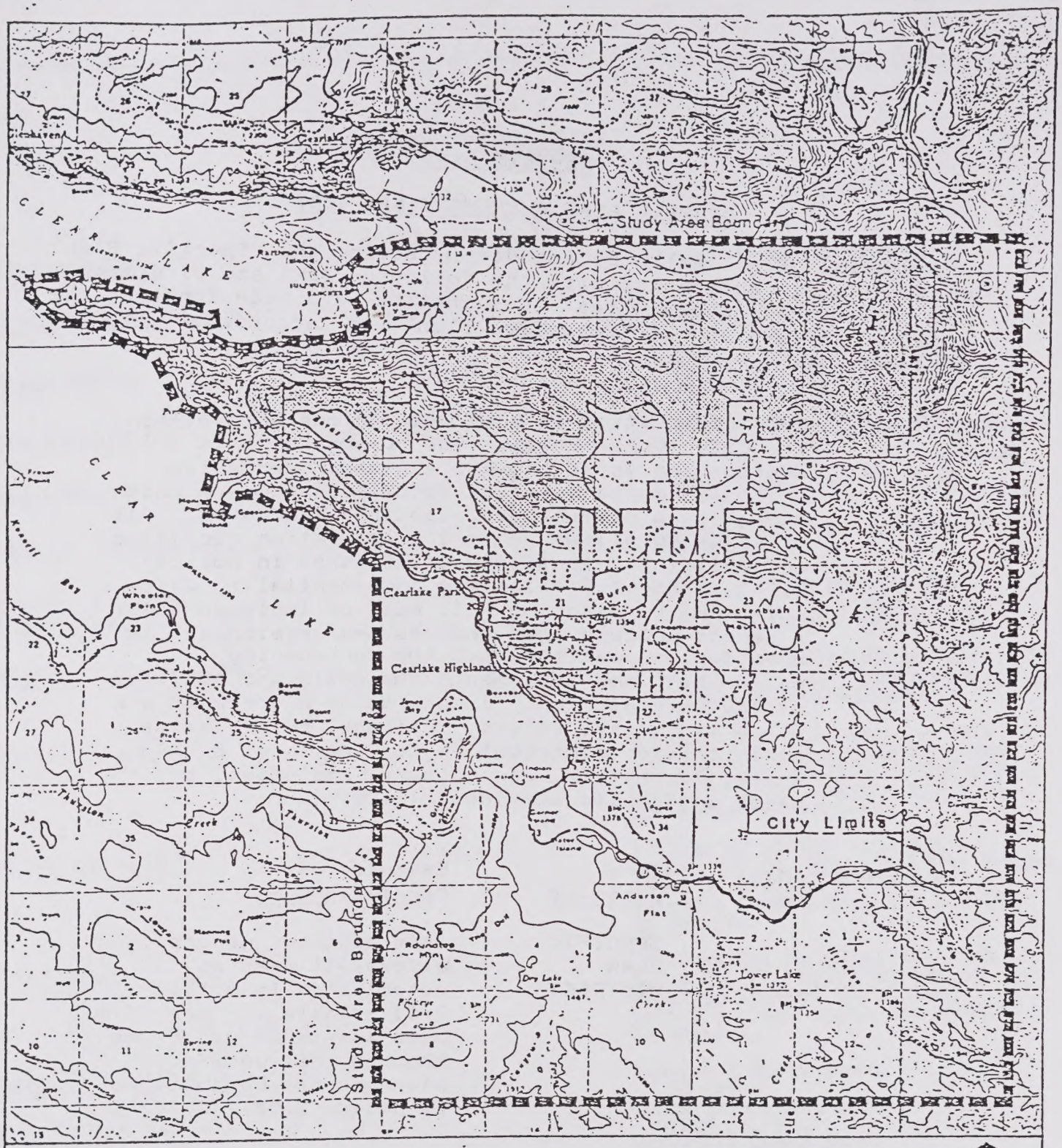
EXHIBIT A-4

GENERAL PLAN AMENDMENT GPA-4-87

The General Plan shall be amended by adding the "Specific Plan" designation in accordance with the following text and by deleting the "Special Study Area" designation and redesignating the affected properties as "Specific Plan", in accordance with the attached map.

SPECIFIC PLAN	This designation is provided for one area within the City (Borax Lake). The purpose of this designation is to provide a plannng mechanism which allows large areas to be planned as a unit and allow a mixture of compatible land uses. All uses may be allowable at the population densities and building intensities established in policy 7.01 - Table 1.Flexibility is essential to allow this form of planning. It must be implemented by a permit process that ensures new development is creative, compatible with the surrounding environment and implements the goals and policies of the General Plan. Issues to be adddressed are slope stability, access, drainage, scenic value, potential for contribution to Clearlakes's open space, recreation, agriculture, emploment, housing needs and public services. (2.02)

Zone Districts	Zone District	Examples of Permitted Uses
	SPECIFIC PLAN DISTRICT	This district generally allows all uses as established in policy 7.01 - Table 1. Specific uses are to be determined through the specific plan process established by policy 2.02. (2.20)



SPECIFIC PLAN DISTRICT

MAP 1

SPECIFIC PLAN DISTRICT

CITY OF CLEARLAKE GENERAL PLAN

EXHIBIT A-5

GENERAL PLAN AMENDMENT GPA-5-87

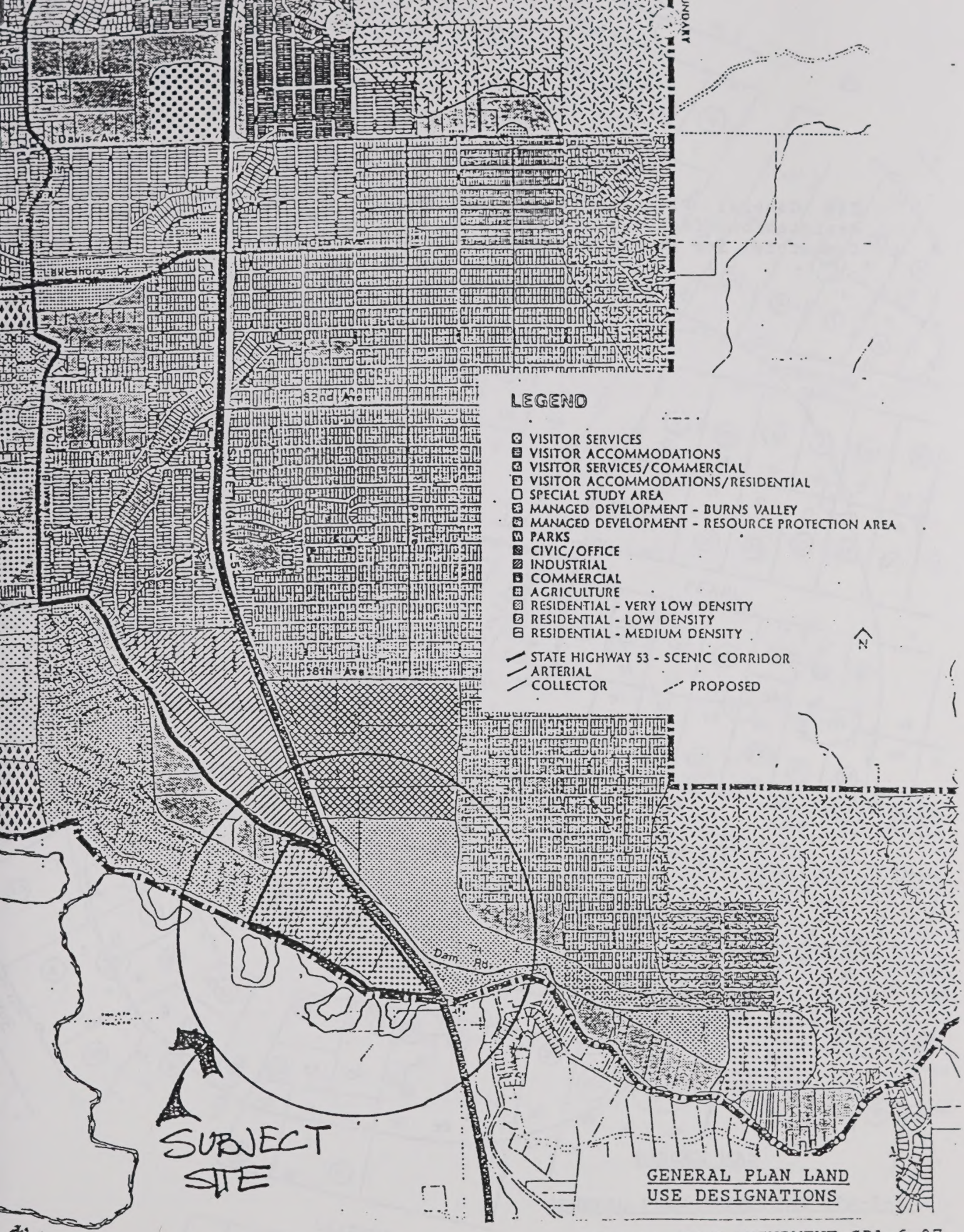
The General Plan shall be amended to create the "Transition" designation by adding the following policies:

TRANSITION AREAS	The areas will be designated transition areas when certain factors are present such as properties in transition from one land use activity to another; containing special or unique community resources, such as vistas or entrance to the city; having special problems because of poor platting, such as small lots or poor orientation; or, having a mixture of incompatible uses that cannot be practically included within other residential, commercial or industrial land use designations. (4.09.1)
TRANSITION STANDARDS	For those properties designated to be in transition from one land use activity to another, to contain special or unique community resources or to have special problems because of poor platting or mixture of incompatible uses and cannot be practically included within other residential or commercial land use designations, special development standards should be created to address the impacts of the conflicts between new and old land use activities, traffic, parking and circulation, public services and utilities, aesthetics, noise, glare, drainage, and site environmental changes. (4.20.1)
TRANSITION ZONE	Amend the zoning ordinance to establish standards and procedures for transitional areas. These standards should include regulations for modifying base zones to address special impacts resulting from areas that are changing from one land use activity to another, have special problems because of platting or mixture of incompatible land uses, or contain unique community resources and should address allowable uses, standards of compatibility and special setback, parking, access, improvement and landscaping requirements. (4.25.1)

EXHIBIT A-6

GENERAL PLAN AMENDMENT GPA-6-87

The General Plan shall be amended to change the land use designation from Visitor Accommodations to Visitor Accommodations/Residential in accordance with the attached exhibit.



GENERAL PLAN LAND USE DESIGNATIONS

GENERAL PLAN AMENDMENT GPA-6-87

EXHIBIT A-7

GENERAL PLAN AMENDMENT GPA-7-87

The General Plan shall be amended to change the land use designation from Medium Density Residential to Neighborhood Commercial for property shown on the attached map.

PARCEL MAP

GENERAL PLAN AMENDMENT GPA-7-87

Clearlake, City of
General Plan

CITY OF CLEARLAKE

RESOLUTION NO. 88-51

A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF CLEARLAKE GENERAL PLAN

WHEREAS, the City of Clearlake adopted the Clearlake General Plan on June 20, 1983; and

WHEREAS, State law under Section 65358 of the Government Code grants authority to the City of Clearlake to amend all or part of the adopted General Plan; and

WHEREAS, the City of Clearlake has amended the City of Clearlake General Plan in accordance with State Government Code Sections 65350 through 65356; and

WHEREAS, the City of Clearlake General Plan and the amendment thereof are intended to provide comprehensive and long-term guidance to community development; and

WHEREAS, the City of Clearlake City Council has reviewed the General Plan Amendment under the requirements of the California Environmental Quality Act guidelines and determined at its July 18, 1988 public hearing that approval of the General Plan Amendment would not result in a significant impact on the environment and adopted a Negative Declaration for the General Plan Amendment; and

WHEREAS, the City of Clearlake Planning Commission held a public hearing on the General Plan Amendment on June 27, 1988, and made the recommendation for the approval of General Plan Amendment (GPA-1-88); and

WHEREAS, the City of Clearlake City Council held a public hearing on the Amendment on July 18, 1988 and considered the public's comments and staff's recommendations on the State Office of Planning and Research comments in its July 18, 1988 report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Clearlake amends the City of Clearlake General Plan as indicated in Exhibit "A" which is hereto attached and herein incorporated by this reference and described as follows:

1. General Plan Amendment (GPA-1-88) adding goals, objectives, policies and implementation measures on: (a) Solid and Liquid Waste Disposal Facilities; (b) Consistency with County Airport Plan; (c) Forest Lands; (d) Surface Mining; (e) Seismic Study Zones and Landslide Hazards; (f) Wild Land and Urban Fires; (g) Peak Load Water Supply Requirements; (h) Emergency Preparedness; and (i) Truck Routes & Minimum Road Widths.

RESOLUTION NO. 88-51

2. In adopting this Resolution, the City Council adopts staff analysis and findings as presented by staff in its report to the City Council dated July 18, 1988.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of lake, State of California, on this 18th day of July, 1988, by the following vote:

AYES: Mayor Robey, Vice Mayor Constable, Council Members Marquardt, Sanchez and Struthers

NOES: None

ABSENT OR NOT VOTING: None

Ed Robey, Jr., Mayor

ATTEST:

Sharon L. Goode, City Clerk

EXHIBIT "A"

RESOLUTION NO. 88-51

GENERAL PLAN AMENDMENT (GPA-1-88)

Amendments to the General Plan Text

GPA-1-88(a) - Solid and Liquid Waste Disposal Facilities

1. "Resource Protection and Environment" Element on page 23, preceding the subsection titled "Environmental Review," add:

WASTE DISPOSAL

Solid Wastes	The City shall continue to cooperate and coordinate with Lake County to ensure a safe means and adequate facilities for the disposal of solid wastes and materials so as to protect the public's health and safety and the environment. As a means for reducing the amount of waste materials disposed in facilities located within the City, the City shall continue to encourage the establishment of recycling collection facilities serving residents, businesses and visitors in Clearlake.
Sewer	The City shall continue to support the expansion of the sanitary sewer system within the City and to require the connection of new development to the system when such service is within a reasonable distance, except as otherwise permitted by other adopted regulations and policies of Lake County Environmental Health Department and Lake County Special District. All new multi-unit residential development and single family residential subdivisions on lots less than 15,000 square feet shall be connected to sewers.
Septic Systems	The City shall continue to cooperate with the County to ensure that on-site sewage disposal facilities are regulated, designed and maintained so as to protect the public's health and safety.

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Hazardous Wastes and Materials	The City shall continue to participate in the preparation of the Lake County Hazardous Waste Management Plan and shall amend the General Plan to incorporate those portions of the plan applicable to the Clearlake.

2. Amend Policy (2.08) and incorporate it into the "Housing" Element, subsection "Nonconforming Lots" on page 63:

NONCONFORMING LOTS	Nonconforming lots are lots which do not meet standards for size, frontage or other established requirements. Many nonconforming lots exist in Clearlake. Merger of adjoining lots under common ownership is encouraged throughout the City. To achieve recommended minimum lot sizes on existing lots of record, a merger ordinance should be enacted requiring the merger of adjacent lots of less than 5,000 square feet under the same ownership.

3. Delete policy (2.09):

Sewers	All new commercial and industrial development should be connected to sewers or meet City standards for septic systems. All new multi-unit residential development and single family residential subdivisions on lots less than 12,000 square feet should be connected to sewers (2.09).

GPA-1-88(b) - Consistency with County Airport Plan

1. "Transportation" Element, "Pearce Airfield" subsection on page 53, add:

The City shall continue to cooperate, coordinate and consult with the County in its review and approval of projects located within the vicinity of Pearce Field and the potential Quakenbush Mountain site so as to avoid safety conflicts and alleviate existing safety concerns.

The City shall continue to work with the County during that agency's preparation of the Airport Master Plan and shall encourage the County to adopt a plan which is compatible with the goals and policies of the Clearlake General Plan. The

City's General Plan shall be amended, if necessary, to be consistent with the County Airport Plan when it is completed and adopted.

The City shall strongly encourage Lake County to develop and submit for the City's review and concurrence an Airport Master Plan for on-site development on Pearce Field and Quakenbush Mountain to ensure consistency with the City's adopted General Plan and to avoid land use, safety and noise conflicts with surrounding city development.

2. "Transportation" Element, implementation measures on page 59, add:

AIRPORT SAFETY	Implement the Zoning Ordinance regulations for development within the City's designated airport zones so as to avoid and alleviate health and safety conflicts and concerns.

GPA-1-88(c) - Forest Lands

"Resource Protection and the Environment" Element, following policy 2.05 on page 19, add:

FOREST LANDS	There are no forest lands within the city. Therefore, there are no lands designated as such.

GPA-1-88(d) - Surface Mining

1. "Resource Protection and the Environment" Element, preceding the subsection on Water Quality on page 19, add:

MINERAL RESOURCES	The city should encourage the planned management of its mineral resources and construction materials, such as sand and gravel, where it is compatible with, and not a detriment to, the use and enjoyment of existing and planned urban land uses and so as to avoid adverse effects on natural resources, including open space and scenic views. The City shall encourage the protection and restoration of the appearance and ecological/economic value of mineral extraction areas, particularly in areas also suitable for

groundwater recharge, open space, recreation and wildlife habitat.

Creek management and reclamation plans shall address, where appropriate, the protection and restoration of vegetation, wildlife, watershed, groundwater, range and forage lands.

2. "Resource Protection and the Environment" Element, implementation measures following the subsection titled "Noise" on page 29, add:

MINERAL EXTRACTION — The City should establish regulations and development standards for resource extraction activities so as to prevent conflicts with the surrounding existing and planned land uses and avoid adverse effects on natural resources, including open space and scenic views.

The City shall implement the State Surface Mining and Reclamation Act.

GPA-1-88(e) - Seismic Safety Zones and Landslide Hazards

1. "Resource Protection and the Environment" Element, goals on Page 17, add:

Reduce the risk to life and property and increased governmental costs from seismic occurrences and geologic hazards.

Consider the relative seismic and geologic risk in various parts of Clearlake as a guide to providing safe new development and abating existing hazardous structures.

2. "Resource Protection and the Environment" Element, preceding the subsection on Air Quality on page 21, add:

GEOLOGIC HAZARDS — The City shall consider geologic criteria in its permitting authority and in determining land use policies and making decisions on development.

There exists a direct relationship between the degree of slope and the associated hazards on any given soil and geologic situation. The soils and geology within the City are complex, making for a

wide variety of conditions when building. In order to avoid hazards to human life and property, areas in excess of thirty (30) percent slope shall have engineered plans for all construction and grading. These plans shall address roads, utility corridors, etc. as well as, off-site problems, such as erosion caused by construction.

Development of lands identified as having high inherent swelling capacity and severe load limitations should be allowed only after site specific soil analysis have been performed which indicate the soils can adequately support the structure.

Development should not occur on existing unconsolidated landslide debris.

SEISMIC SAFETY

The City shall consider seismic criteria in its permitting authority and in determining land use policies and making decisions on development.

The siting of residential, commercial, recreational or industrial structures on or adjacent to known or potentially active fault zones should be avoided. In order to avoid hazards to human life and property, development on lands having soils sensitive to seismic activity should be permitted only after adequate site analysis and appropriate siting and design of structure and foundation. In areas of known seismic hazard, building intensity should be dictated by a scale of acceptable risks as shown on Table A.

All new buildings for human habitation shall be designed to compensate for seismic hazards and to meet the Uniform Building Code and other requirements based on risk, type of occupancy and location.

Vital emergency facilities, including hospitals, the police station and fire stations, shall not be constructed across the trace line of known active or potentially active faults. These facilities shall not be constructed in areas subject to landsliding, liquidfaction, quick clay effects or seiche unless it can be conclusively demonstrated by site specific studies that the hazards can be

mitigated and the facilities will remain functioning after anticipated effects.

The City shall limit the construction of critical transportation structures across the trace line of known active or potentially active faults to those structures which cannot be reasonably sited at another location.

The City should encourage developers and purveyors to design their utility facilities which cross fault lines so as to better withstand damage from seismic activity, by utilizing such measures as flexible units, redundant lines or automatic valves operated by differential pressure.

The City shall encourage property owners to anchor nonstructural elements that could cause damage, injury or loss of life during an earthquake.

3. "Resource Protection and the Environment" Element, implementation programs on page 29 following the subsection titled "Noise", add:

GEOLOGIC HAZARDS — The City shall encourage and participate in studies by the appropriate state and federal agencies on landslide hazard identification and should develop standards for development within designated landslide hazard areas.

SEISMIC SAFETY — The City shall develop and implement a program in accordance with the requirements of the State Unreinforced Masonry Building law, including the identification of unreinforced masonry buildings that are potentially hazardous and the development and implementation of a mitigation program to reduce the hazard. The City should request federal or state assistance to implement the corrective measures required.

The City shall encourage studies by the appropriate state and federal agencies on fault location, activity and seismicity within the area.

EXHIBIT "A", RESOLUTION NO. 88-51

GPA-1-88(f) - Wild Land and Urban Fires

1. "Resource Protection and the Environment" Element, goals on page 17, add:

   Reduce the risk to life, property and watershed areas from structural and wild land fires.

2. "Resource Protection and the Environment" Element, preceding the subsection on Air Quality on page 21, add:

   FIRE SAFETY

   STRUCTURAL FIRES

   All proposed development shall satisfy the structural fire protection standards contained within the City's then current adopted editions of the Uniform Building Code and the Uniform Fire Code. The City shall continue to consider fire hazards in evaluating development proposals and to consult with the fire service district for particular regulations prior to project approval.

   All proposed development shall be adequately served by water supplies for fire protection, in accordance with the City's policies for peak load water supply, and shall be designed and constructed to meet the City's fire protection standards. Separately developed dwellings with an individual private water supply shall provide an acceptable guaranteed minimum supply of water, in addition to the amount required for domestic needs.

   Road and circulation networks shall be designed in accordance with the City's adopted roadway and access standards, so as to provide for safe and ready access for emergency fire equipment and to allow alternate routes for evacuation.

   All streets, roads and buildings shall be identified by name or number with signs which are noncombustible and are clearly visible from the main travelled roadway.

   The City should encourage clustered developments to provide for more localized and effective fire protection measures, such as

weed and brush abatement, firebreak maintenance, fire fighting equipment access and water service provision.

WILD LAND FIRES

The City shall continue to implement its Weed and Brush Abatement Program and should actively support controlled burn programs for unincorporated public and private lands.

The City shall consider fire hazards in evaluating development proposals and shall consult with the fire service district for particular regulations prior to project approval. Within designated areas where population or residential building densities may be inappropriate to the hazards present, measures should be developed and adopted to mitigate risk to life and property loss. Lands designated as having high and extreme wildfire hazard may be developed, provided that the following guidelines are satisfied:

Development within the designated fire hazard areas should be limited to low density or rural residential only; cluster development shall be encouraged.

The developer and/or subsequent owners must assume responsibility for ongoing fire protection maintenance activities for the project, including: abatement of fuel buildup, fire break maintenance, access provision, and provision of adequate water supply to meet fire flow.

Separately developed dwellings with an individual private water supply shall provide an acceptable guaranteed minimum supply of water, in addition to the amount required for domestic needs.

Road and circulation networks shall be designed to provide for safe and ready access for emergency fire equipment and to allow alternate routes for evacuation.

The exterior of residential units in high fire risk areas should be composed of fire resistant

materials and designed to reduce fire vulnerability.

Parks, golf courses, utility corridors, roads and green belts should be located so that they may serve a double function as fuel breaks.

Fire breaks of thirty (30) feet should be maintained around all structures. Additional fire breaks or fuel modifications up to one hundred (100) feet around structures should be required when the fire officials find that extra hazardous conditions exist. Secondary fuel breaks up to two hundred (200) feet in width should be required when the fire authority finds that additional precautions are necessary. Fire buffers should be created along heavily travelled roads within the high and extreme hazard areas by thinning, discing or controlled burning.

3. "Transportation," Element, preceding the subsection on Visitor Traffic on page 51, add:

EMERGENCY ACCESS — Road and circulation networks shall be designed in accordance with the City's adopted roadway and access standards, so as to provide for safe and ready access for emergency fire equipment and to allow alternate routes for evacuation.

4. "Resource Protection and the Environment" Element, implementation measures following the subsection titled "Noise" on page 29:

FIRE SAFETY — The City should develop a Fire Protection Plan with fire hazard criteria and performance standards for development on lands designated as having high and extreme wild fire hazard.

The City should support the continuation of Lakeshore Fire Department's mutual-aid agreements with other County Fire Districts and the California Department of Forestry and the improvement of fire protection services provided by Lakeshore Fire Protection District.

EXHIBIT "A", RESOLUTION NO. 88-51

GPA-1-88(g) - Peak Load Water Supply Requirements

1. "Resource Protection and the Environment" Element at the conclusion of the new subsection titled "Fire Safety," add:

PEAK LOAD WATER SUPPLY

The City shall continue to enforce all applicable codes regarding the minimum fire flow requirements for new development and uses, in accordance with the City's then current adopted editions of the Uniform Building Code, Uniform Fire Code and City Subdivision Ordinance.

In conjunction with Lakeshore Fire Department, the City shall inform the public of the City's adopted procedures and requirements regarding water service for domestic use and fire flow purposes.

To conserve water supplies for fire suppression purposes, the City shall encourage the use of water conservation techniques appropriate for new and existing development.

The City should not promote the formation of additional water distribution systems except where economically and technically justified. The City should encourage the consolidation of small water distribution systems with the existing community water districts within the City.

2. "Resource Protection and the Environment" Element, implementation measures at the conclusion to the new subsection titled "Fire Safety", add:

PEAK LOAD WATER SUPPLY

The City shall cooperate with Lakeshore Fire Department in its evaluation of the district's water supply system, including the existing fire lows and water demand, in their effort to develop a data base which will include all elements of water supply systems in terms of adequacy and reliability in addition to providing a procedure for determining more precise fire flows.

The City shall cooperate with Lake County in that agency's preparation and adoption of a Master Water Plan. This plan should address the location, quantity and quality of existing water resources; evaluate potential supply sources in terms of yield, cost and environmental impact; identify

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inconsistencies between projected development rates and future water availability and provide institutional and financial mechanisms for future development and management of the County's water resources.

GPA-1-88(h) - Emergency Preparedness

1. "Resource Protection and the Environment" Element, goals on page 17, add:

   Coordinate with other agencies and communities to provide for the effective response to and management of emergencies.

2. "Resource Protection and the Environment" Element, preceding the subsection on Air Quality on page 21, add:

EMERGENCY PREPAREDNESS	The City shall coordinate with other local, state and federal agencies charged with disaster and emergency preparedness responsibilities in order to ensure adequate emergency assistance in time of need. The City shall insure that critical structures, such as hospitals, and other vital emergency facilities are designed so as to remain functional after anticipated earthquake effects and other known natural hazards so as to reduce the risk to life and property and to avoid the loss or interruption of essential services in the event of a natural disaster. Public education programs should be promoted by the City in coordination with the County and other public agencies to improve people's awareness of potential hazards, including seismic and flooding, to inform them of steps they can take to better protect themselves and their property, and to familiarize them with emergency situations and procedures.

3. "Resource Protection and the Environment" Element, implementation measures on page 29, add:

EMERGENCY PREPAREDNESS	The City shall adopt an Emergency Preparedness Plan which includes procedures

for handling emergencies where the City is designated by the State as the lead agency and which facilitates the coordination with other local, state and federal agencies charged with disaster and emergency preparedness responsibilities, so as to ensure adequate emergency assistance in time of need.

GPA-1-88(i) - Truck Routes and Minimum Roadway Width

1. "Transportation" Element, goals on page 49, add:

Ensure that safe and adequate levels of service are maintained on City roads designated as truck routes.

2. "Transportation" Element, following policy 5.13 on page 51, add:

TRUCK ROUTE

The City's truck route shall be designated on the following arterial roadways: beginning at State Highway 53 at 40th Avenue, then proceeding west to Lakeshore Drive, continuing on Lakeshore Drive to Olympic Drive and then east on Olympic Drive to State Highway 53; beginning at the junction of State Highway 53 and Old Highway 53, proceeding north and ending at Lakeshore Drive; and Davis Street between State Highway 53 and the County Landfill site.

Prior to approving any discretionary permit the City shall find that the proposed project will not result in truck traffic detrimental to the safety of City residents and that business generating substantial truck traffic shall be located along the designated truck route.

Improvements to the designated Truck Route shall be in accordance with the then current standards for arterial roadways, as contained within the City's adopted Road Standards Manual and in accordance with General Plan policy (5.06).

EXHIBIT "A", RESOLUTION NO. 88-51

3. "Transportation" Element, implementation measures under "Develop a Long-Range Transportation Program - Signing," on page 57, add:

    8) Install signing identifying the truck route from State Highway 53 onto Lakeshore Drive and Olympic Drive.

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Table A

A SCALE OF ACCEPTABLE SEISMIC RISKS

Level of Acceptable Risk	Reason for Risk Level	Kinds of Structure
Extremely low	Failure of single structure may affect substantial populations.	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intertie systems, plants manufacturing, or storing explosives or toxic materials.
Slightly higher than the above	Failure of a single structure may substantial population.	Structures whose use is critically needed after a disaster: important utility centers; hospitals, fire, police, and emergency communication facilities; fire stations; and certain bridges and overpasses that are part of a critical transportation element; also smaller dams.
Lowest possible risk to occupants of the structure	Failure of a single structure would affect primarily only the occupants.	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theatres, large hotels, and other highrise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.
An "ordinary" level of risk to occupants of the structures.	Resist minor earthquakes without damage; resist moderate earthquakes without structural damage; but with some structural damage; resist major earthquakes of the strongest experienced in California without collapse , but with some structural as well as nonstructural damage.	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single-family residences.

Source: Meeting the Earthquake Challenge, Final Report to the Legislature, State of Calirornia, by the Joint Committee on Seismic Safety, January 1974. Part One: A Comprehensive Approach to Seismic Safety, p. 9.

CITY OF CLEARLAKE

RESOLUTION NO. 92-13

RESOLUTION OF THE CITY OF CLEARLAKE OF THE COUNTY OF LAKE ADOPTING GENERAL PLAN AMENDMENT (GP-02-92) HOUSING ELEMENT ADDENDUM

WHEREAS, General Plan Amendment (GP-02-92) will amend the Clearlake General Plan Housing Element by adopting an addendum extending the planning period for completing the adoption of the updated Housing Element to June 30, 1992 and making provisions for the following during the interim period for July 1, 1988 through June 30, 1992: establish the local share of regional housing need; provide for continuation of ongoing programs established in the "Five Year Housing Implementation Plan, 1983-1988"; provide adequate sites for identified regional housing needs; and adopt and incorporate into the Housing Element the 1990 Housing Inventory and Needs Assessment and reports and the housing allocation component of the Highlands Park Community Development Project Plan; and

WHEREAS, this addendum was first approved by Resolution 91-40 adopted by the City Council on July 8, 1991; and

WHEREAS, the State Department of Housing and Community Development reviewed the addendum and determined that its adoption brings the Housing Element into compliance with state housing element law; and

WHEREAS, the Planning Commission held a hearing on February 18, 1992 at 7:15 p.m. or soon thereafter and recommended adoption of the general plan amendment; and

WHEREAS, the City Council held a hearing on February 24, 1992 at 7:00 p.m. or soon thereafter and notice of public hearing was sent in accordance with the law to all affected agencies and interested parties; and

WHEREAS, the City Council did on said day hear those interested parties at the public hearing; and

WHEREAS, the City Council considered the staff report to the Council dated February 18, 1992 considering all factors required.

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake of the County of Lake that General Plan Amendment (GP-02-92) is adopted in accordance with Exhibits A and B, which are hereto attached and herein incorporated by this reference. This approval

amends the Clearlake General Plan Housing Element by adopting an addendum extending the planning period for completing the adoption of the updated Housing Element to June 30, 1992 and making provisions for the following during the interim period for July 1, 1988 through June 30, 1992: establish the local share of regional housing need; provide for continuation of ongoing programs established in the "Five Year Housing Implementation Plan, 1983-1988"; provide adequate sites for identified regional housing needs: and adopt and incorporate into the Housing Element the 1990 Housing Inventory and Needs Assessment and reports and the housing allocation component of the Highlands Park Community Development Project Plan.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 24th day of February, 1992, by the following vote:

AYES: Vice Mayor Constable, Council Member Burton and Council Member Smith

NOES: None

ABSENT OR NOT VOTING: Mayor Rosa (Absent) and Council Member Struthers (Absent

Caroline C Constable

Caroline C. Constable, Vice Mayor

ATTEST:

Sharon L Goode

Sharon L. Goode, City Clerk

ADDENDUM

Housing Element

City of Clearlake

EXTENSION OF PLANNING PERIOD

The planning period for the City of Clearlake Housing element is hereby extended to June 30, 1992.

FINDINGS FOR EXTENSION

1. The housing goals, objectives, and policies contained in the "Five-Year Housing Implementation Plan, 1983-1988", are still valid and appropriate in contributing to the attainment of the state housing goal.

2. The "Five-Year Housing Implementation Plan, 1983-1988" is still effective in attainment of the community's housing goals and objectives.

3. The City is progressing in the implementation of the housing element consistent with the "Five-Year Housing Implementation Plan, 1983-1988".

LOCAL SHARE OF REGIONAL HOUSING NEED

The City of Clearlake's fair share of the regional housing need for the interim period for July 1, 1988 to July 1, 1992 is as follows:

INCOME CATEGORY	1988-92
Very Low	94
Low	89
Moderate	94
Above Moderate	170
Total Units	447

CONTINUATION OF ONGOING PROGRAMS

The ongoing programs established in the "Five-Year Housing Implementation Plan, 1983-1988," are to be continued through the extended planning period.

ADEQUATE SITES

The City of Clearlake has adequate sites for the provision of the regional housing needs as identified in the "Five-Year Housing Implementation Plan, 1983-1988" and the "Clearlake General Plan - Technical Background Papers" to provide for the City's share of the regional housing need through the extended planning period.

EXHIBIT "A"

2/3

NEW PROGRAMS

The results of the 1990 Housing Inventory and Needs Assessment (Housing Conditions Survey Report, June 1990, and Household Needs Survey Report, August 1990) are hereby incorporated into the Housing Element.

The City of Clearlake intends to use the housing allocation component of the Highlands Park Community Development Project Plan to assist in implementing the local and regional housing needs within the City of Clearlake.

REVIEW OF HOUSING PROGRAMS

INTRODUCTION

This review of the "Five-Year Housing Implementation Plan, 1983-1988" is provided to supplement the addendum to the City of Clearlake's Housing Element which will set forth planned housing activities and responsibilities from the period 1989 to 1992.

From late in 1983 to late in 1988 the City of Clearlake underwent a major political upheaval as the result of the 1983 recall of 4 out of the 5 City Council members and a 1987-88 budget crisis. The budget crisis resulted in a cut of staff by 40%. Following the recall elections there was a complete turnover in the City staff responsible for the implementation of the Housing Element. Many efforts identified in 1983 were delayed while the new staff was established and the new Council became familiar with its duties and responsibilities. While much was accomplished following the political and financial turmoil, its effects are still being felt by City Government today.

STATUS OF PROGRAMS

GOAL 1

ENCOURAGE NEW HOUSING

1-1. Complete Sphere of Influence (SOI) Study

Completed. The Sphere of Influence study was completed in 1987 and adopted by the Lake County Local Agency Formation Commission (LAFCO) in 1988.

1-2. Inventory of Land

Not Completed. Due to the political turmoil and staff turnover of 1983 and 1988 this program has not been implemented. Work is continuing to complete the inventory as part of the 1992 general plan and housing element update. The inventory will be placed on computer for easier access and better usefulness.

1-3. Accessory Unit Ordinance

Completed. An amendment to the Zoning Ordinance in 1988 included provision for both the "second residential unit' and the "granny residential unit" completing this program element.

GOAL 2

IMPROVE ROADS, SEWERS AND WATER SUPPLY FOR HOUSING

2-1. Community Development Block Grants for Small Cities (CDBG)

Ongoing. CDBG funds were received in 1982-1984 for assistance in

the 1-6 Sewer Improvement District and in 1986-1988 for completion of the Miller Creek Storm Drainage Project. Application in projected in 1992 for additional storm drainage and street improvements within the Alvita Creek branch of Miller Creek.

2-2. Five-Year Capital Improvement Program (CIP)

Not Completed. Due to the political turmoil and staff turnover of 1983 and 1987 this program has not been completed. The City is continuing its effort to complete the CIP. The first CIP should be completed in 1992 with annual reviews thereafter.

GOAL 3

PROMOTE DIVERSITY OF HOUSING TYPES - STICK-BUILT HOUSES, MANUFACTURED HOMES, RENTAL APARTMENTS IN COMPATIBLE AND AGREEABLE ARRANGEMENTS

3-1. Amend the Zoning Ordinance

Completed. The City adopted the new zoning ordinance in 1987 after almost three years of public review. Annual reviews of the ordinance have been completed for the years following initial adoption.

3-2. Promote Multi-Unit Housing

Completed. The City has amended its general plan and zoning ordinance to specifically include areas for multiple family residential development. The staff continues to work with developers on siting multiple family residential development.

3-3. Housing Code

Ongoing. With the passage of redevelopment and the use of CDBG funds, a special program will be set up to provide assistance to property owners to complete work necessary to comply with the housing code.

3-4. Special Planned Development Districts

Completed. The zoning ordinance adopted in 1987 included a special designation for planned development.

3-5. Continue to Promote Manufactured Housing

Ongoing. The adopted zoning ordinance treats manufactured housing the same as stick-built construction.

GOAL 4

PROMOTE ENERGY CONSERVATION IN HOUSING DESIGN AND SITING

4-1. Pacific Gas and Electric Programs (PG&E - Energy Audit and Conservation Loans)

Ongoing. PG&E has designed the Clearlake zip code area for their 1991 Weatherization Program. Along with the unincorporated Clearlake Oaks area it is expected that 1300 homes will be winterized.

4-2. Geothermal Element of General Plan

Not Completed. The California Energy Commission (CEC) has not funded a geothermal element for the general plan. The City is continuing to seek funding from the CEC for development of the low-temperature geothermal resources in Clearlake. If such resources are economically feasible, the City will develop policies for its development.

4-3. Zoning Ordinance Amendments for Passive Solar Heating and Cooling

Not Complete. This program has not been supported by the public and no changes have been made to the zoning ordinance. Most solar energy improvements can be accommodated within the present regulatory structure. The City will continue to research regulatory barriers to the use of solar energy and propose changes to the zoning ordinance as appropriate with the goal of promoting the use of solar energy.

GOAL 5

CONSERVE HOUSING FOR LOW AND MODERATE INCOME PEOPLE

5-1. Department of Housing and Urban Development Low Income Rental Assistance (HUD Section 8)

Ongoing. Rural Communities Housing Development Corporation (RCHDC) is the responsible agency for this program.

5-2. CDBG Small Cities Housing Rehabilitation Program

Not Completed. The City will be submitting an application to HCD for housing rehabilitation funds this fiscal year.

5-3. Farmers Home Administration (FmHA) Homeownership and Home Improvement Loans (FmHA 502)

Partially Completed. RCHDC has completed 11 units of self-help housing and have another 11 under construction.

5-4. Article 34 Referendum

Not Completed. A county wide housing task force is working on this program.

5-5. Consider Condominium Conversion Ordinance on a Timely Basis

Ongoing. There has been very little condominium conversion within the City. Only one fair market apartment complex has been proposed for conversion.

5-6. Assure that Developments Having Low Income Units Are Built at Maximum Allowable Densities

Ongoing. Density bonuses are allowed under the zoning ordinance for low income units. Staff continues to work with developers to provide for low income development at the maximum allowable densities.

5-7. Maintain Access to Housing by All Persons Regardless of Race, Religion or Ethnic Background

Ongoing. Few complaints have been received and they are forwarded on to the California Fair Employment Practices Commission.

GOAL 6

PROMOTE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

6-1. Neighborhood Noise Ordinance

Completed. Ordinance adopted in July 1983.

6-2. Weed Abatement

Ongoing.

6-3. Shade Tree Preservation

Completed. The zoning ordinance contains several provisions for preservation of trees.

ADEQUATE SITES

The City of Clearlake is able to accommodate the regional housing needs as established by the California State Department of Housing and Community Development for the period for July 1, 1988 to July 1, 1992 of 447 units.

ZONED DENSITY	# VACANT ACRES	# POTENTIAL UNITS
R-3 Multiple Family	132 acres	1,320 units (at 10 du/ac) to 2,640 units (at 20 du/ac)
R-1 Single Family	2,000 acres	8,000 units (at 4 du/ac) to 16,000 units (at 8 du/ac)
RR & BV Low Density Single Family	600 acres	300 units (at 1 du/2ac) to 600 units (at 1 du/ac)

FIVE-YEAR HOUSING IMPLEMENTATION PLAN

1983-1988

City of Clearlake

August 1983

ATT B (a)

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FIVE YEAR HOUSING IMPLEMENTATION PLAN: GOALS AND PROGRAMS

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INTRODUCTION

This Five-year Housing Implementation Plan is a supplement to the Policies and Programs document, and sets forth planned housing activities and responsibilities over the next five years. The housing programs contained in the Plan have been carefully selected to achieve the housing goals stated in the Clearlake General Plan.

GOAL 1

ENCOURAGE NEW HOUSING

BACKGROUND

Clearlake will require additional housing units to accommodate households moving into the city, to compensate for removals, and to allow for sufficient vacancies that mobility will not be greatly restricted. The estimate of net total need between 1983 and 1988 is 649 units, 437 owner units and 212 renter units, if trends continue. This translates into an annual need for 130 units, 95 owner units and 35 renter units. Clearlake is presently surpassing this need with a current rate of net housing production of 154 units, distributed by tenure in roughly the same proportions as the existing stock.

The number of unbuilt parcels suitable for residential uses also appears to be sufficient to meet the five year estimated need. Assuming that half of the available 8,000 infill lots have service or other constraints associated with them, 4,000 lots remain available for construction. Since no comprehensive evaluation of the city's residential capacity has been done, this "unknown" poses a potential deterrent to housing production.

OBJECTIVE

The city's objective is to facilitate the production of at least 130 units annually over the next five years. At least 27 percent of these units should be rental units in order to maintain an adequate balance of rental to owner units. The following programs are intended to facilitate these objectives.

PROGRAMS

1-1. Complete Sphere of Influence (SOI) Study

Purpose. State law has required, since 1971, that county governments prepare and adopt "spheres of influence" master plans, delineating the service areas of cities and special districts. Responsibility for sphere of influence designation in Lake County resides with the Local Agency Formation Commission (LAFCO). LAFCO has outlined the types of information needed on existing and future municipal service capacity to accompany a proposal for sphere of influence designation in Lake County.

Clearlake has made clear in the General Plan its intention to propose a sphere of influence coterminous with city boundaries in all directions except the north, where the sphere of influence would include property west of SR 53 and south of SR 20 currently in the ownership of the Clearlake

Hotel and Resort Company. That property includes approximately 2,300 acres considered by the owner to be developable. A sketch development plan presented by the owner to city officials in 1982 indicated that the bulk of development then proposed for the site was residential. The property is designated Special Study Area in the General Plan/Policies and Programs.

Formal adoption of a sphere of influence designation along the lines indicated above would permit the orderly planning process for this area to proceed. This is of considerable importance, since the area constitutes Clearlake's largest reserve of future residential land.

Action. The city should complete the LAFCO sphere of influence application and take steps to expedite formal adoption of its SOI.

Responsible Agency. City of Clearlake and Lake County LAFCO.

Cost of Program. Staff time.

Time Frame. 1983-1984.

1-2. Inventory of Land

Purpose. AB 2853 requires that an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, be made. The inventory shall include an analysis of the environmental and service constraints as well as general plan and zoning for each site. The purpose of the inventory is to show that the community has sufficient developable land to accommodate construction of a broad range of housing types commensurate with identified housing needs.

Action. The city should implement a program to identify lands potentially available for residential use. The inventory shall take into account site characteristics, including parcel location, size and general topography; present land use(s); General Plan and zoning designations; environmental constraints; service constraints; surrounding land use(s); and geothermal access.

The land use inventory establishes the data base from which the city can initiate other needed programs such as zoning of unclassified parcels to meet future anticipated growth patterns and assembly of nonconforming lots which do not meet standards for size, frontage and other requirements. In addition, information about service system adequacy obtained in the survey can be used during the development of a five-year capital improvements plan.

The building site identification process should be an ongoing one which maintains an inventory of sites adequate to meet anticipated five year demand with an additional reserve to accommodate replacement units and facilitate the smooth functioning of the land market. In its initial year, sites adequate to accommodate approximately 1,000 units (five years forecast need, plus almost 50%) shall be identified in the inventory.

Responsible Agency. The City of Clearlake.

Cost of Program. Staff time.

Time Frame. 1983-1984, to be updated annually..

1-3. Accessory Unit Ordinance

Purpose. SB 1160 (Mello, Chapter 887 of 1981) and SB 1534 (Mello, Chapter 1440 of 1982) describe approaches for local governments to take with respect to provision of "second", "accessory" or "companion" housing units. Local governments have discretion in determining zones appropriate for such units and in specifying development standards (which may include lot size, location on lot, unit size, lot coverage, adequate sewer and water service, off-street parking, etc.) and other provisions which may be essential to insuring that increased density not have adverse impacts on the neighborhood or the community as a whole.

A second unit ordinance program oriented to lower-income households would be particularly pertinent to Clearlake's situation, and such a program targeted to senior residents could be very helpful in meeting the city's future housing needs. SB 1160 specifically permits local communities to use a variance procedure (as well as special use permit or conditional use permit) to authorize provision of second units for sole occupancy of one or two adult persons over 60 years of age in units not exceeding 640 square feet in size.

Local governments' responses to the legislation has varied depending on local needs and conditions. Considerations affecting Clearlake policy include the need cited for low income senior units, and development conditions that may, from site to site, pose problems for the increased density second units bring about. Average unit size in Clearlake is low (Lake County's units are fourth smallest in the state) and average parcel size in most of the city is small, as well. Standards which require a full complement of urban services - paved streets, sewerage, water supply and storm drainage - would be particularly relevant.

Action. The city should consider a second unit ordinance which takes into account the need for low-income units in Clearlake; occupancy requirements should include income and age criteria. Development standards should be specified to insure that second units not be developed where urban services are lacking or incomplete, and to insure that the siting and appearance of such units not detract from the overall visual quality of residential areas.

Responsible Agency. The City of Clearlake Planning Department; adoption by Clearlake City Council.

Cost of Program. Staff time.

Time Frame. 1986-1987.

GOAL 2

IMPROVE ROADS, SEWERS AND WATER SUPPLY FOR HOUSING

BACKGROUND

Land and site improvement costs comprise about 15 to 20 percent of housing costs. While Clearlake has a large supply of unbuilt residential lots (nearly 8,000) public infrastructure is often inadequate. Most local streets are not paved. Furthermore, water and sewer are not uniformly available.

OBJECTIVE

The city shall strive to complete programs geared toward improving the streets and sewers in the Chapman tract (1-6 Improvement District) and at least one other district by 1988. In addition, the city shall work with independent water suppliers to assure an adequate supply of good quality water.

PROGRAMS

2-1. Community Development Block Grants for Small Cities (CDBG)

Purpose. CDBG funds may be used to provide streets and public facilities to support housing for targeted income groups. The Lake County Special Services District has in process a plan to provide sewer facilities improvements in the Chapman tract (1-6 Improvement District). This work is being funded by the 1982 Block Grant.

Action. In concert with the five-year CIP program (Program 2-2), the city should establish a list of projects for which it will apply for CDBG funds over the next five years. Since it is advantagous to concentrate related improvements in a given area, the 1983 application should be for street improvements in the 1-6 Improvement District. Future grant applications may be for sewer and street improvements in the area north of Clear Lake Park (potentially to be named the Manakee Improvement District). Once the prioritized program is established, grant applications should systematically be submitted by the city.

Responsible Agency. City of Clearlake Planning Department in concert with the Department of Public Works and Lake County.

Cost of Program. Staff time.

Time Frame. Ongoing. 1982-1983 Sewer Improvements.
(1-6 Improvement District)
1983-1984 Street Improvements.
(1-6 Improvement District)

2-2. Five-Year Capital Improvement Program (CIP)

Purpose. A capital improvements program typically establishes for a five year period what capital improvements are most needed, where they are needed, and when they should be provided and how they should be financed. Capital improvements usually incude sewer and water facilities, street and drainage improvements, street lights, traffic signals, police and fire facilities, park acquisition and similar types of public projects.

In Clearlake's case, a five-year program would help provide a long-term framework for applying for and utilizing CDBG funds as well as other funds.

Action. After careful study of the development policies set forth in the general plan, the major capital needs of the community should be identified and ranked in order of priority. The land inventory will provide significant new information useful in formulating the CIP. Once the prioritized plan is assembled it is reviewed annually and amended to add or delete programs.

Responsible Agency. City of Clearlake Planning Commission, City Council and city engineering staff.

Cost of Program. The costs of the program to the city will be identified in the annual budget and generalized in the program for later years.

Time Frame. 1983-1988.

GOAL 3

PROMOTE DIVERSITY OF HOUSING TYPES -
STICK-BUILT HOUSES, MANUFACTURED HOMES, RENTAL APARTMENTS -
IN COMPATIBLE AND AGREEABLE ARRANGEMENTS

BACKGROUND

Approximately 4,384 of Clearlake's 4,863 units (or 90%) were single family units in 1980. Nearly 2,039 of these units or about 42 percent were manufactured homes. About 31 percent of the city's housing units are considered secondary housing; they are held either "for occasional or seasonal use". Most occupied units, 73 percent, are ownership units, while 27 percent are renter units.

Among groups with special housing needs in Clearlake are the elderly and female-headed households. Their housing problems stem largely from their lower than average incomes.

OBJECTIVE

The city should strive to maintain the existing stock of affordable renter units and manufactured homes while facilitating the construction of new affordable multi-family units, manufactured homes and renter units.

PROGRAMS

3-1. Amend the Zoning Ordinance

Purpose. Amendment of the city's zoning ordinance to implement the residential land use categories in the general plan will serve a dual purpose. First, it will assure that the city has sufficient zoning designations to accommodate and encourage a diversity of housing types. Second, it will assure those people who wish to buy or build in Clearlake that their investment is protected by zoning which will allow only compatible land uses on properties adjacent to theirs.

Action. Review and adopt a new zoning ordinance pursuant to the land use categories specified in the general plan.

Responsible Agency. The City of Clearlake Planning Commission in concert with the Planning Staff; final adoption by Clearlake City Council.

Cost of Program. To be determined.

Time Frame. 1983-1984.

3-2. Promote Multi-Unit Housing

Purpose. The city's General Plan allows for the development of multi-family housing up to densities not exceeding 10 units per acre in low density and medium density residential districts and in community commercial districts following staff approval of the site plan. Multi-family housing at densities greater than 10 units per acre may be developed in these same districts with Planning Commission review and approval of the site plan.

Units added to the city's housing stock since 1981 included 72 rental units in a multi-family project. That project, financed in part by the Farmers Home Administration (FmHA), offers subsidized rent levels to qualifying households.

Action. The city should work closely with developers in identifying sites suitable for multi-family housing and in processing the necessary permits. In addition, the city should be sure that adequate parcels are zoned and serviced to accommodate multi-family projects.

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Responsible Agency. City of Clearlake planning staff.

Cost of Program. Staff time.

Time Frame. Ongoing.

3-3. Housing Code

Purpose. The Uniform Building Code (UBC) may have provisions that raise the cost of housing but do not further local goals. A city, by adopting its own local housing code, can sometimes reduce housing costs without noticeably compromising housing quality.

Action. The Chief Building Official, on the basis of inspection and enforcement experience in Clearlake, shall identify any areas in which changes in the UBC can reduce housing construction and rehabilitation costs in Clearlake, and shall make appropriate recommendations to the City Council in an annual report.

Responsible Agency. Chief Building Official in concert with other city staff and City Council.

Cost of Program. Staff time.

Time Frame. 1984-1988, ongoing.

3-4. Special Planned Development Districts.

Purpose. Special planned development districts (PD's) allow development to be planned and built as a unit, and permit variation of density, land use, setbacks, open space, other design elements and the timing and sequence of development within that unit. An integral element of the PD concept is cluster development in which development is concentrated on a part of the parcel while the most environmentally sensitive or unique aspects of the site are retained in open space. The districts, by allowing a mix of housing types, can encourage the provision of lower cost housing along with market rate housng.

Action. The city's new zoning ordinance will allow Special Planned Development Districts and will establish District standards. Standards should emphasize retention of existing natural features and the existing rural character of the area.

Responsible Agency. The Planning Commission in concert with city staff.

Costs of Program. Staff time.

Time Frame. 1983-1984.

3-5. Continue to Promote Manufactured Housing

Purpose. In 1980, Clearlake had approximately 2,039 manufactured homes comprising about 42 percent of the city's housing stock. The high percentage of this type of housing results primarily from building activity in the 1970s. Since the threshold cost of ownership of a manufactured home in Clearlake is only about $23,000 versus $35,500 for stickbuilt homes (both exclusive of financing), manufacturing homes are an important part of the city's affordable housing stock. Rents for manufactured homes may or may not be less than other housing available in Clearlake depending upon its condition.

Manufactured homes in Clearlake are presently permitted in the U District, in Single Family Family Residential Districts and in Mobile Home Districts. Manufactured homes are also permitted, with a use permit, in all commercial districts.

Action. The city should continue to promote manufactured homes in Clearlake. The new zoning ordinance shall allow manufactured homes in Very Low Density, Low Density and Medium Density Residential Districts. It shall also provide for mobile home parks as a conditional use in the Medium Density District and shall specify site development standards.

Responsible Agency. The Planning Commission in concert with planning staff.

Cost of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

GOAL 4

PROMOTE ENERGY CONSERVATION IN HOUSING DESIGN AND SITING

BACKGROUND

A wide variety of options for energy conservation may by undertaken by housing occupants, developers and governmental agencies. As of January 1, 1983, Title 24 State Administration Code Building Standards went into effect increasing the energy conservation requirements for new construction. The federal and state governments further encourage conservation by offering tax credit for solar and energy conserving home improvements.

Clearlake has adopted Lake County's Ordinance No. 1235 which concerns energy conservation systems. The ordinance regulates the placement of wind turbines (windmills), which require a use permit in some circumstances.

OBJECTIVE

At least 25 percent of the city's present housing stock should be taking advantage of energy conservation programs by 1988 and all new housing shall meet Title 24 provisions at a minimum.

PROGRAMS

4-1. Pacific Gas and Electric Programs (PGandE - Energy Audit and Conservation Loans)

Purpose. Two important programs are currently offered by Pacific Gas and Electric Company (PGandE) in the Clearlake area. The first is a program providing interest free loans of up to $1,000 for energy conservation improvements including insulation, hot water jackets, duct wrapping, weather stripping, caulking and low-flow shower heads. Improvements packages including these features can save as much as 40 percent of utility bills, according to PGandE estimates. Homeowners have 50 months to repay loans; landlords, renters and low income households have up to 100 months to repay. Currently, there are four contractors in Lake County approved by PGandE for participation in the program.

The second PGandE program is the energy audit offered by the utility's Residential Conservation Service. A PGandE residential user can request that the Service conduct a residential energy audit. Utility staff will advise occupants as to the specific improvements that could result in energy savings, and the estimated payoff periods of energy-conservation investments. These audits are recommended in advance of participation in the zero-interest loan program.

Action. The city should post notices at City Hall and other public meeting halls advising residents of PGandE-assisted conservation programs and indicating appropriate contact persons at PGandE.

Responsible Agency. PGandE.

Cost of Program. Negligible.

Time Frame. 1983-1988. Ongoing.

4-2. Geothermal Element of General Plan

Purpose. Lake County has experienced considerable development of geothermal resources in the last decade, contributing to local government revenues as well as to broader goals of diversification of energy resources. The City of Clearlake can benefit from any local geothermal resources given a sound plan for identifying and developing such resources.

Action. Prepare a Geothermal Element of the General Plan, setting forth opportunities for tapping low- and medium-temperature geothermal resources, particularly for use in heating and cooling of large projects.

Responsibility. City staff, Planning Commission and City Council.

Cost of Program. Staff time has been funded by a grant from the California Energy Commission.

Time Frame. 1983-1984 and 1984-1985.

4-3. Zoning Ordinance Amendments for Passive Solar Heating and Cooling

Purpose. The inclusion of solar hot water and space heating in new homes is a well-documented method of energy conservation which would be appropriate in Clearlake. An analysis by Solar Unlimited, Inc., reveals that adding the cost of a solar heating system to the cost of a home will more than pay for itself over the long term. With payments of $62/month over eight years, utility savings are estimated to be about $42/month; to those savings must be added the financial advantages of the solar tax credit, the continued reduction in utility bills after the system is paid for, and the enhanced value of the dwelling having a solar system in place.

Installation of solar hot water systems by a contractor costs $2,000 to $3,000 and is eligible for a tax credit of about $1,000. The homeowner is estimated to save about 95 percent of the water heating bill, resulting in a three- to five-year payback with little maintenance required. There are a number of local solar and alternative energy suppliers and installers in Lake County, including two in Clearlake.

Passive solar systems involve specialized construction materials and design features to minimize the effect of daily temperature fluctuation. The greatest opportunity for effective use of passive solar systems lies in new construction. Currently, Clearlake has no special subdivision or building requirements to encourage either active or passive energy conservation.

Action. The city's new zoning ordinance shall:

1. Permit variances to setback requirements to facilitate orienting new residential structures for passive solar heating and cooling; and

2. Require lot and building orientation in new residential and commercial developments to take advantage of opportunities for passive solar heating and cooling.

Responsible Agency. City Planning Commission in concert with planning staff.

Cost of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

GOAL 5

CONSERVE HOUSING FOR LOW AND MODERATE INCOME PEOPLE

BACKGROUND

Housing conservation for low income and moderate income people is by some definitions a matter of retaining existing housing for these income groups at prices affordable to them over time. In this case, a much broader definition is applied, one that encompasses not only retention of existing low- and moderate- income units, but also encourages development of new affordable housing and rehabilitation of existing affordable units.

Clearlake has a housing affordability problem. Many Clearlake residents are paying more in total housing occupancy costs (mortgage or rent plus utilities) than 35 percent. Housing costs in excess of 35 percent of income are a particular hardship for the low income, since the income spent on housing may leave them without resources needed for other necessities.

Clearlake can expect about 730 new households to seek housing in the city in the 1983 to 1985 period. If the income distribution of the county applies to these newcomers, about 73 percent of them will be low or moderate income households. While the low income population cannot afford the ownership of even a bare bones new unit (threshold cost of a manufactured home is $23,000 and of a stickbuilt home $35,500 in Clearlake), some moderate income families can afford manufactured homes. These facts argue for the construction and development of new rental units and manufactured homes in particular.

Overall housing conditions in Clearlake appear to be sound. While no systematic conditions data are available, a rough estimate of 10 percent substandard units in Clearlake is consistent with county findings and casual observation.

OBJECTIVE

The city shall strive to maintain existing city rental housing stock in sound condition and encourage the development of an average of 35 new rental units each year until 1988. In addition, new rental projects, including subsidized projects, should be encouraged by the city.

Ideally, units added to the housing stock should conform to the income distribution of those who will be seeking Clearlake housing. That distribution has been roughly calculated in conformance with the county's 1980 income distribution (see Table 24, p. 74 Housing Technical Background Paper) as follows: very low income, 31 percent; low income, 18 percent; moderate income, 24 percent; and above moderate, 27 percent.

Clearlake is a low income area, and builders of new housing must build to the existing market if their projects are to be successful. Programs described below are intended to assist in assuring affordable housing units to all segments of the community.

PROGRAMS

5-1. Department of Housing and Urban Development Low-Income Rental Assistance (HUD Section 8)

Purpose. This program provides rent subsidies for targeted income group occupants of Section 202 projects and substantial rehabilitation and new construction of elderly and family projects. Mortgage financing is provided by either FHA, the California Housing Finance Agency or by local housing authorities.

While there are several subsidized housing projects and programs in effect in Clearlake, federal funds are limited. These limitations have led to an increase in the proportion of adjusted gross income elderly persons must pay; formerly 25 percent, it is now 30 percent.

There are two Section 8 lower-income rental assistance projects in Clearlake, Highlands Village (40 units) and Clearlake Apartments (72 units), both utilizing existing housing. In addition, 23 Clearlake families are utilizing Section 8 funds to assist them in residing in market-rate units.
Half of the Clearlakers receiving Section 8 rent subsidies are elderly persons; the other half are low-income families or disabled persons.

Action. The Section 8 program is administered locally by the Rural Communities Housing Development Corporation (RCHCD). The city can assist RCHD in locating existing housing suitable for Section 8 subsidies and once an Article 34 Referendum is approved, in locating land for new Section 8 projects.

Responsible Agency. RCHCD in conjunction with the City of Clearlake.

Cost of Program. None to the city.

Time Frame. 1983-1988. Ongoing.

5-2. CDBG Small Cities Housing Rehabilitation Program

Purpose. Four basic functions are fundamental to the day-to-day operation of a housing rehabilitation program.

1. Program management
2. Program marketing
3. Loan processing
4. Construction initiation and inspection

The first three functions, administration and operations, can consume up to 20 percent of allocated funds. The Small Cities Housing Rehabilitation Program is the only program available comprehensive enough to cover these costs. As such, it is the best program to apply to for initial rehabilitation monies and where necessary, CDBG funding can be supplemented with public and/or private sector funding such as FmHA 502 and 504 programs.

Action. The city should work with the Rural Communities Housing Development Corporation (RCHDC) in applying for CDBG Small Cities Rehabilitation loan money. After thoroughly documenting the need for a rehabilitation program, the city must develop a program purpose. The purpose may range from preserving housing stock for low-income households to comprehensive neighborhood revitalization. Next, the city must establish a rehabilitation standard. This can be based on the existing building code or a new construction code developed and adopted by the city. Lastly, the city must establish the extent of financial need based upon number of units and average cost per unit for rehabilitation. It should be kept in mind that CDBG funds can be combined with other loans and grants. The city should investigate piggy-back grants such as FmHA 502 and 504 programs.

Responsible Agency. Planning Commission and planning staff.

Cost of Program. Staff time in preparation of grant application.

Time Frame. 1985-1988. Application for funds in should occur subsequent to application for sewer (1983) and street improvement (1984) CDBG grants for area east of SR53.

5-3. Farmers Home Administration (FmHA) Homeownership and Home Improvement Loans (FmHA 502)

Purpose. The FmHA 502 program is a self-help program administered by the Rural Communities Housing Development Corporation (RCHDC) which acts as a housing authority for Lake and Mendocino counties. Under the 502 program direct loans are targeted to income groups for owner occupied construction, mortgage and rehabilitation financing.

RCHDC is presently looking for 10 lots suitable for construction of 10 single-family homes by qualifying families (families with adjusted incomes of $18,000 or less). These families would build their houses with assistance from RCHDC.

Action. The city should work with RCHDC to locate 10 buildable sites and obtain permit approvals. In addition, the city should give consideration to waiving permit fees and some requirements for qualifying families.

Responsible Agencies. RCHDC in combination with the City of Clearlake Planning Department. The contact person at RCHDC is Dwain Hill, Executive Director, (707) 462-1954.

Cost of Program. Costs of the program are born by FmHA. No cost to the City of Clearlake.

Time Frame. 1983-1988.

5-4. Article 34 Referendum.

Purpose. Article 34 of the California State Constitution requires voter approval for all low-rent housing project developed, constructed or acquired in any manner by any public body. Exempt from the provisions of Article 34 are rehabilitation, Section 8 low rent subsidies if constructed by a private contractor, and mixed income rental housing not primarily low income.

Action. The city should conduct a local referendum as required under Article 34 to gain voter approval for locally sponsored low and moderate income housing.

Responsible Agency. Planning staff in conjunction with the City Council.

Cost of Program. Staff time, public relations campaign and election costs.

Time Frame. Election in 1985.

5-5. Consider Condominium Conversion Ordinance on a Timely Basis

Purpose. Owners of rental apartments and mobile home parks may seek to have their units/spaces converted to ownership by occupants. Many communities restrict such conversion in order to conserve the stock of affordable rental housing. Clearlake's mobile home parks seem unlikely to be subject to pressure for condo conversion because they were established as resorts and would command higher values sold as a unit than on a piece-by-piece basis. The community also lacks rental units in the kind of multifamily projects most subject to condo conversion, since multifamily rental units are mostly in subsidized projects committed to rental use for the long term. However, these conditions may change as the housing stock expands over time.

Action. Continue to monitor owner-initiated actions which might anticipate conversion of rental apartments or mobile home parks to condominiums. Develop a condo conversion ordinance when and if conditions warrant.

Responsible Agency. City staff and City Council.

Costs of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

5-6. Assure That Developments Having Low Income Units Are Built at Maximum Allowable Densities

Purpose. The General Plan/Policies and Programs (6.05) specifies that, in reviewing development proposals, the city will presume that the lowest density permitted by the General Plan is the density that will be approved unless the applicant can make a specific demonstration that site planning and engineering will support a higher density (within the overall permitted range) on that site.

The city shall encourage developers to include low income units in multi-unit projects by providing technical assistance to developers of multi-unit projects with 25 percent or more low income units to assure that the maximum development density allowed on the given site will be realized.

Action. Applicants for multi-unit projects shall be alerted to the provisions of this program and assisted by staff in targeting 25 percent or more of their units for low income individuals or households. Staff shall provide all feasible site planning and engineering assistance to developers to support approval of the maximum allowable density, assuming all other planning criteria are met.

Responsible Agency. City staff and Planning Commission.

Costs of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

5-7. Maintain Access to Housing By All Persons Regardless of Race, Religion or Ethnic Background

Purpose. The city should help to assure nondiscrimination in rental and sale of housing. In many larger communities, allegations of housing discrimination are considered by a Fair Housing Commission or other public board. In the absence of such a board in Clearlake, an alternative channel for submitting and acting upon discrimination complaints may be needed.

Action. The Planning Department shall accept complaints relating to housing discrimination and shall refer them for action to the California Fair Employment Practices Commission.

Responsible Agency. Clearlake Planning Department.

Costs of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

GOAL 6

PROMOTE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

BACKGROUND

The goal of promoting an attractive residential neighborhood speaks to the fundamental desire of Clearlake's residents to preserve the quiet, rural residential character that has attracted so many people to the area. However, the historic development of Clearlake as a tourist and retirement area has meant that relatively little investment has been made in public infrastructure and amenities in residential neighborhoods. As such, paved streets, sidewalks, storm sewers, street lights and neighborhoods parks are notably absent. Programs to provide adequate streets and other capital improvements are discussed under other goals, though they apply equally to the above goal. Among the less capital intensive aspects of residential neighborhood quality are noise, maintenance and tree preservation.

PROGRAMS

6-1. Neighborhood Noise Ordinance

Purpose. In residential areas noises such as barking dogs, loud radios, power tools, including lawnmowers and chain saws, and late-night parties may interfere with customary tranquillity. However, without an ordinance to regulate the time and frequency of such noise nuisances, there is little the victim can do to control unwanted noise.

Action. The City Council should adopt a neighborhood noise ordinance specifying the time and duration allowable for the operation of power tools, and establishing appropriate limitations on allowable levels of other types of noises including parties, radios and pets.

Responsible Agency. City Council.

Cost of Program. Staff time.

Time Frame. 1983-1984. Ordinance was adopted July 1983.

6-2. Weed Abatement

Purpose. There is a large number of small undeveloped parcels in Clearlake. Many of these are not maintained, and the growth of weeds and brush is unsightly and poses a potential fire danger to neighboring residential uses.

Action. The City Council shall continue actively to pursue a weed abatement policy, which consists of mandatory abatement by property owners with mowing and brush removal by personnel at property owner's cost in case of failure to respond to requirements.

Responsible Agency. City Council and city staff.

Cost of Program. Staff time to identify parcels and notify property owners. On-site labor is billed back to owners.

Time Frame. 1983-1988. Ongoing (seasonal).

6-3. Shade Tree Preservation

Purpose. The General Plan/Policies & Programs includes the objective that native trees, groves and orchards be preserved wherever possible. The oak canopy and the walnut orchards in particular are important to residents' summer comfort and vital to the attractiveness of residential areas and the community as a whole.

Action. Site plan review by staff and the Planning Commission shall take into consideration the community's objective to preserve shade trees. Project sponsors shall be encouraged to prepare site plans that minimize tree removal. Projects (whether private or public) that involve tree removal shall be required to replace trees removed, taking account of staff recommendations as to appropriate species for the region and the context.

Responsible Agency. Planning Commission.

Cost of Program. Staff time.

Time Frame. 1983-1988. Ongoing.

CITY OF CLEARLAKE

HOUSING CONDITIONS

SURVEY REPORT

PRESENTED TO:

CLEARLAKE CITY COUNCIL

PERFORMED BY:

RURAL COMMUNITIES HOUSING

DEVELOPMENT CORPORATION

JUNE 13, 1990

ATT B(6)24

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 2 DATE: 6/4/90

AP BOOK #S: 10,37 ESTIMATED # OF UNITS: 606

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	362
NUMBER UNITS	387
UNABLE TO SURVEY	56

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	60.72%	235
1945-70	29.72%	115
1920-44	6.72%	26
OLD	2.84%	11

CONST. TYPE		
WOOD FRAME	86.30%	334
MOBILE	11.37%	44
MASONRY	2.07%	8
MAKESHIFT	0.26%	1

CONDITION		
SOUND	83.20%	322
MINOR	3.10%	12
MODERATE	2.58%	10
SUBSTANTIAL	0.26%	1
DILAPIDATED	10.85%	42

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 3 DATE: 6/4/90

AP BOOK #S: 16,37,39 ESTIMATED # OF UNITS: 521

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	434
NUMBER UNITS	443
UNABLE TO SURVEY	23

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	51.24%	227
1945-70	13.32%	59
1920-44	21.90%	97
OLD	13.54%	60

CONST. TYPE		
WOOD FRAME	73.81%	327
MOBILE	23.93%	106
MASONRY	1.81%	8
MAKESHIFT	0.45%	2

CONDITION		
SOUND	85.33%	378
MINOR	2.48%	11
MODERATE	5.87%	26
SUBSTANTIAL	2.71%	12
DILAPIDATED	3.61%	16

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 4

DATE: 6/4/90

AP BOOK #S: 10,39

ESTIMATED # OF UNITS: 174

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	133
NUMBER UNITS	168
UNABLE TO SURVEY	38

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	77.38%	130
1945-70	12.50%	21
1920-44	7.14%	12
OLD	2.98%	5

CONST. TYPE		
WOOD FRAME	75.00%	126
MOBILE	23.81%	40
MASONRY	1.19%	2
MAKESHIFT	0.00%	0

CONDITION		
SOUND	93.45%	157
MINOR	0.60%	1
MODERATE	2.38%	4
SUBSTANTIAL	2.98%	5
DILAPIDATED	0.60%	1

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 5 DATE: 6/4/90

AP BOOK #S: 39,40 ESTIMATED # OF UNITS: 699

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	516
NUMBER UNITS	551
UNABLE TO SURVEY	38

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	53.90%	297
1945-70	34.30%	189
1920-44	3.63%	20
OLD	8.17%	45

CONST. TYPE		
WOOD FRAME	64.97%	358
MOBILE	33.39%	184
MASONRY	0.73%	4
MAKESHIFT	0.91%	5

CONDITION		
SOUND	89.11%	491
MINOR	1.63%	9
MODERATE	3.63%	20
SUBSTANTIAL	1.45%	8
DILAPIDATED	4.17%	23

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 6 DATE: 6/4/90

AP BOOK #S: 39,40,41 ESTIMATED # OF UNITS: 785

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	220
NUMBER UNITS	222
UNABLE TO SURVEY	26

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	49.10%	109
1945-70	34.68%	77
1920-44	2.70%	6
OLD	13.51%	30

CONST. TYPE		
WOOD FRAME	61.71%	137
MOBILE	32.43%	72
MASONRY	2.25%	5
MAKESHIFT	3.60%	8

CONDITION		
SOUND	94.14%	209
MINOR	0.90%	2
MODERATE	0.90%	2
SUBSTANTIAL	0.90%	2
DILAPIDATED	3.15%	7

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 7 DATE: 6/4/90

AP BOOK #S: 10,39,41 ESTIMATED # OF UNITS: 376

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	290
NUMBER UNITS	290
UNABLE TO SURVEY	31

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	55.17%	160
1945-70	38.62%	112
1920-44	0.34%	1
OLD	5.86%	17

CONST. TYPE		
WOOD FRAME	55.17%	160
MOBILE	44.48%	129
MASONRY	0.34%	1
MAKESHIFT	0.00%	0

CONDITION		
SOUND	97.24%	282
MINOR	2.41%	7
MODERATE	0.34%	1
SUBSTANTIAL	0.00%	0
DILAPIDATED	0.00%	0

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 8 DATE: 6/4/90

AP BOOK #S: 10,39,41,42 ESTIMATED # OF UNITS: 1696

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	988
NUMBER UNITS	988
UNABLE TO SURVEY	112

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	85.83%	848
1945-70	11.54%	114
1920-44	0.51%	5
OLD	2.13%	21

CONST. TYPE		
WOOD FRAME	21.66%	214
MOBILE	78.14%	772
MASONRY	0.10%	1
MAKESHIFT	0.10%	1

CONDITION		
SOUND	96.15%	950
MINOR	1.01%	10
MODERATE	0.61%	6
SUBSTANTIAL	0.30%	3
DILAPIDATED	1.92%	19

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 9 DATE: 6/4/90

AP BOOK #S: 10,40,41,42 ESTIMATED # OF UNITS: 581

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	399
NUMBER UNITS	400
UNABLE TO SURVEY	69

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	74.25%	297
1945-70	11.25%	45
1920-44	10.00%	40
OLD	4.50%	18

CONST. TYPE		
WOOD FRAME	67.00%	268
MOBILE	31.00%	124
MASONRY	0.75%	3
MAKESHIFT	1.25%	5

CONDITION		
SOUND	86.25%	345
MINOR	1.50%	6
MODERATE	4.25%	17
SUBSTANTIAL	1.75%	7
DILAPIDATED	6.25%	25

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 10

DATE: 6/4/90

AP BOOK #S: 10,40,

ESTIMATED # OF UNITS: 37

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	432
NUMBER UNITS	432
UNABLE TO SURVEY	0

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	50.00%	216
1945-70	47.92%	207
1920-44	1.85%	8
OLD	0.23%	1

CONST. TYPE		
WOOD FRAME	20.37%	88
MOBILE	77.78%	336
MASONRY	1.39%	6
MAKESHIFT	0.46%	2

CONDITION		
SOUND	91.90%	397
MINOR	2.55%	11
MODERATE	3.24%	14
SUBSTANTIAL	1.62%	7
DILAPIDATED	0.69%	3

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 11 DATE: 6/4/90

AP BOOK #S: 40 ESTIMATED # OF UNITS: 300

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	347
NUMBER UNITS	400
UNABLE TO SURVEY	8

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	100.00%	400
1945-70	0.00%	0
1920-44	0.00%	0
OLD	0.00%	0

CONST. TYPE		
WOOD FRAME	99.75%	399
MOBILE	0.00%	0
MASONRY	0.25%	1
MAKESHIFT	0.00%	0

CONDITION		
SOUND	99.75%	399
MINOR	0.25%	1
MODERATE	0.00%	0
SUBSTANTIAL	0.00%	0
DILAPIDATED	0.00%	0

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 12

DATE: 6/4/90

AP BOOK #S: 39

ESTIMATED # OF UNITS: 175

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	164
NUMBER UNITS	164
UNABLE TO SURVEY	0

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	82.32%	135
1945-70	9.76%	16
1920-44	1.83%	3
OLD	6.10%	10

CONST. TYPE		
WOOD FRAME	26.83%	44
MOBILE	71.34%	117
MASONRY	1.22%	2
MAKESHIFT	0.61%	1

CONDITION		
SOUND	94.51%	155
MINOR	0.00%	0
MODERATE	2.44%	4
SUBSTANTIAL	0.61%	1
DILAPIDATED	2.44%	4

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 13 DATE: 6/4/90

AP BOOK #S: 10,12,42 ESTIMATED # OF UNITS: 134

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	157
NUMBER UNITS	170
UNABLE TO SURVEY	18

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	61.18%	104
1945-70	36.47%	62
1920-44	2.35%	4
OLD	0.00%	0

CONST. TYPE		
WOOD FRAME	17.65%	30
MOBILE	81.18%	138
MASONRY	1.18%	2
MAKESHIFT	0.00%	0

CONDITION		
SOUND	97.65%	166
MINOR	0.00%	0
MODERATE	0.59%	1
SUBSTANTIAL	0.00%	0
DILAPIDATED	1.76%	3

COMPARISON OF

HOUSING CONDITIONS

SURVEY RESULTS

BY AREA

COMPARISON OF HOUSING CONDITIONS BY AREA

Area #	Unit #	Substandard #	Dilapidated #	Sound #
1	625	12	12	601
2	387	23	42	322
3	443	49	16	378
4	168	10	1	157
5	551	37	23	491
6	222	6	7	209
7	290	8	0	282
8	988	19	19	950
9	400	30	25	345
10	432	32	3	397
11	400	1	0	399
12	164	5	4	155
13	170	1	3	166
Total	5240	233	155	4852

Area #	Dilapidated # Mobiles	Dilapidated # Wood, etc.	Total
1	6	6	12
2	41	1	42
3	5	11	16
4	0	1	1
5	7	16	23
6	1	6	7
7	0	0	0
8	9	10	19
9	12	13	25
10	0	3	3
11	0	0	0
12	0	4	4
13	3	0	3
Total	84	71	155

COMPARISON OF CONSTRUCTION TYPE BY AREA

Area #	Unit #	Wood Frame #	Mobiles #	Masonry #	Makeshift #
1	625	130	491	3	1
2	387	334	44	8	1
3	443	327	106	8	2
4	168	126	40	2	0
5	551	358	184	4	5
6	222	137	72	5	8
7	290	160	129	1	0
8	988	214	772	1	1
9	400	268	124	3	5
10	432	88	336	6	2
11	400	399	0	1	0
12	164	44	117	2	1
13	170	30	138	2	0
Total	5240	2615	2553	46	26

ATTACHMENTS

ATTACHMENT A

DESCRIPTION OF THE CITY OF CLEARLAKE AREAS

Area #

1 Bounded by the city limits to the north and east, and by Sulphur Bank Drive and Arrowhead Rd. to the south and west.

2 Bounded to the north and east by Sulphur Bank Drive, to the south by the Clear Lake, and to the west by the city limits.

3 Bounded to north by Arrowhead Rd. and Burns Valley Rd., to the east by Burns Valley Rd., to the south by Olympic Drive, to the west by Clear Lake.

4 Bounded to the north by the city limits, to the east by Highway 53, to the south by Olympic Drive, and to the west by Burns Valley Rd..

5 Bounded to the north by Olympic Dr., to the east by Valley Ave. and Ladell Ave. and Park Rd. and Frye Ave. and Old Highway 53, to the south by Lakeshore Dr., and to the west by Clear Lake.

6 Bounded to the north by Park Rd. and Division Ave., to the east by Old Highway 53, to the south by Valley Ave., and to the west by Ladell Ave..

7 Bounded to the north by Olympic Dr., to the east by Highway 53, to the south by Lakeshore Dr., and to the west by Old Hi 53.

8 Bounded to the north by Highway 53 and the city limits, to the east by the city limits, to the south by 9th Ave., and to the west by Highway 53.

9 Bounded to the north by Lakeshore Dr., to the east by Highway 53, to the south by Peace Airfield, and to the west by Old Highway 53 and Clear Lake.

10 Bounded to the north by Clement Ave., to the east by Old Highway 53, to the south by Park St., and to the west by Clear Lake.

11 Bounded to the north by Park St., to the east by Old Highway 53, to the south by Cache Creek, and to the west by Slater Island and Clear Lake.

12 Bounded to the north by Bowers Rd., to the east by Old Highway 53, to the south by Olympic Dr., and to the west by Burns Valley Rd..

13 Bounded to the north by 9th Ave. and the city limits, to the east by the city limits, to the south by cache creek, and to the west by Highway 53.

CLEARLAKE CHAMBER
OF COMMERCE
14090 Lakeshore Drive
Clearlake, CA 95422
(707) 994-3600
JOHNSON
ASSOCIATES
DAVE HUGHES, BROKER OWNER
Clearlake
N
ANDERSON FLAT
Cache Creek
LAKESHORE DRIVE
OLD HIGHWAY 53
Burns Valley Road
Indian Island
Sister Island
Current Island
Lakeshore Point
Redbud Park
Redbud Comm. Hosp.
Dot Kirk
South County School
Center and Co. Sheriff
YUBA COLLEGE
Chamber of Commerce
Post Office
City Offices & Police Station
Public Pier
Boat Launch Ramp
Lakeside Ave
Lakeview Ave
Preview Dr.
Woodside Dr.
Highlands
Duncan Ave.
Austin
David Avenue
Emory Avenue
Palmer Avenue
Walnut Ave.
El Camino
Rumsey Road
Old Highway 53
Pond Rd.
Smith Lane
Garner Lane
Pamela Lane
Robin Lane
Madrona Lane
Myrtle Rose Lane
Burns Valley Rd
Young Lane
Sherlock
Bowers Road
Anthony
Lillian
Harrison
Grant
Jackson
Johnson
Ellinor
Lincoln
Arizona
Pine
Cedar
Oak
Fir
Spruce
Willow
Maple
Redbud
Sycamore
Buckeye
Cypress
Redwood
Walnut
Almond
Laurel
Lesley
Frye
Winter
Crandall
Sunset
Hook
Palm
Mary Ann
Karoctl View
Lakeview Ave
Cemetery
Jones
Crawford
Hillcrest
Highland
Pine Ave
Pine Ave Dr.
Park Ave
Fairfield
Woodbrook
Drive
Highlander
Harvard
Lakeshore Dr.
Lakeshore Point
Indian Island
Sister Island
Current Island
Cache Creek
ANDERSON FLAT
3
E
F
9
10
11
13

SURVEY OVERVIEW

Under contract with the City of Clearlake, Rural Communities Housing Development Corporation (RCHDC), conducted a Housing Conditions Survey of the county during the months of March and April, 1990. The purpose of the survey was to develop current and accurate data on the state of the city's housing stock. This information, in turn, could be used by the county to update their Housing Element, and prepare applications to the state for funding assistance in dealing with problems defined in the survey.

The methodology used in the survey consisted of the following:
1. The city was divided into thirteen distinct areas to be surveyed and tallied separately.
2. A survey form was developed that gathered information on various aspects of the housing stock; such as age, type of construction, and overall condition.
3. The city provided labels of all properties with improvements by assessor parcel number within the city. These labels were placed on the forms, and this became the universe of units to be included in the survey.
4. Surveyors using the forms went from area to area doing a "windshield survey" of the houses.
5. Survey results were tallied for each area, as well as the city as a whole.

Detailed city maps were used by the surveyors to locate the dwellings during drive-by inspections. A copy of the city map with the different areas lined in is Attachment A in the attachments section of this report. Exterior housing conditions were evaluated using State Department of Housing and Community Development criteria. A copy of the survey form used is Attachment B. A copy of the definitions used for evaluating housing conditions is Attachment C.

The data from the windshield survey was analyzed and compiled into the City of Clearlake Housing Conditions Inventory Report. The report begins with a sheet which summarizes the housing conditions data for the city as a whole. This is followed by individual sheets which detail the housing conditions of each area surveyed. This is followed by a Comparison of Housing Conditions by Area, and a Comparison of Construction Type by Area.

The survey was part of a grant funded by the Housing and Community Development Department to the City of Clearlake. The City, in turn, contracted with RCHDC to do the work program of the grant. This Housing Conditions Inventory is the first product under the work program. This will be followed by a household needs survey of a target area designated by the City.

SURVEY RESULTS

Overall the survey reveals that the housing stock of Clearlake is generally newer housing, and for the most part the units are in sound condition. There are, though, a number of substandard and dilapidated units, which are concentrated in a limited number of areas. These areas are 2, 3, 5, 9, and 10. The following table details the percentage of substandard and dilapidated units by area:

Area #	Unit #	% Substandard	% Dilapidated
1	625	1.9%	.1.9%
2	387	6%	10.8%
3	443	11%	3.6%
4	168	6%	.6%
5	551	6.7%	4.2%
6	222	2.7%	3.1%
7	290	2.8%	.0%
8	988	1.9%	1.9%
9	400	7.5%	6.3%
10	432	7.4%	.7%
11	400	.2%	.0%
12	164	3%	2.4%
13	170	.6%	1.8%

The survey also revealed that the housing stock was almost equally divided between wood frame units and mobiles. In addition, certain areas are predominantly wood frame, while in others the vast majority of the housing stock is made up of mobiles. The following table documents the percentage of housing stock by construction type for each area:

Area #	Unit #	Wood Frame	Mobiles	Masonry	Makeshift
1	625	20.8%	78.6%	.5%	.1%
2	387	86.3%	11.4%	2.1%	.3%
3	443	73.8%	23.9%	1.8%	.5%
4	168	75%	23.8%	1.2%	.0%
5	551	65%	33.4%	.7%	.9%
6	222	61.7%	32.4%	2.3%	3.6%
7	290	55.1%	44.5%	.4%	.0%
8	988	21.7%	78.1%	.1%	.1%
9	400	67%	31%	.8%	1.2%
10	432	20.3%	77.8%	1.4%	.5%
11	400	99.8%	.0%	.2%	.0%
12	164	26.8%	71.4%	1.2%	.6%
13	170	17.6%	81.2%	1.2%	.0%

SURVEY CONCLUSIONS

1. The area with the largest number of substandard and dilapidated units combined is area # 2 with 16.8% of the units (absolute #= 65) falling into these categories.

2. The area with the largest number of dilapidated mobile units is area # 2 with 41 units falling into this category.

3. The area with the largest number of substandard and dilapidated wood frame units is area # 3, where 60 units fall into this category.

4. Area # 5 has 10.9% of the units (absolute #= 60) classified as substandard and dilapidated, while 13.8% of area # 9's units (absolute #= 55) fall into this category. The vast majority of these units in area# 5 are wood frame, while the number of dilapidated units in area# 9 are split almost equally between wood frame and mobiles.

HOUSING CONDITIONS

SURVEY RESULTS

FOR

CITY OF CLEARLAKE

ALL AREAS

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: All areas DATE: 6/4/90

AP BOOK #S: 10,37,38,39,40,41,42 EST. # UNITS: 6788

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	5064
NUMBER UNITS	5240
UNABLE TO SURVEY	539

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	70.82%	3711
1945-70	20.46%	1072
1920-44	4.48%	235
OLD	4.24%	222

CONST. TYPE		
WOOD FRAME	49.90%	2615
MOBILE	48.72%	2553
MASONRY	0.88%	46
MAKESHIFT	0.50%	26

CONDITION		
SOUND	92.60%	4852
MINOR	1.39%	73
MODERATE	2.08%	109
SUBSTANTIAL	0.97%	51
DILAPIDATED	2.96%	155

HOUSING CONDITIONS

SURVEY RESULTS

FOR

CITY OF CLEARLAKE

BY AREA

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 1 DATE: 6/4/90

AP BOOK #S: 10,37,38,39 ESTIMATED # OF UNITS: 695

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	622
NUMBER UNITS	625
UNABLE TO SURVEY	68

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	88.48%	553
1945-70	8.80%	55
1920-44	2.08%	13
OLD	0.64%	4

CONST. TYPE		
WOOD FRAME	20.80%	130
MOBILE	78.56%	491
MASONRY	0.48%	3
MAKESHIFT	0.16%	1

CONDITION		
SOUND	96.16%	601
MINOR	0.48%	3
MODERATE	0.64%	4
SUBSTANTIAL	0.80%	5
DILAPIDATED	1.92%	12

ATTACHMENT B

AP NUMBER/OR LABEL_____ MAP/AREA_____

ADDRESS_____

_____ DATE:_____

NUMBER OF BUILDINGS 1 2 3 MORE

NUMBER OF UNITS 1 2 3 MORE

AGE (APPROXIMATION) ------NEW ------1945/1970

------1920/1945 ------OLD

TYPE OF CONSTRUCTION ------WOOD FRAME -----MOBILE/MOD

------MASONRY -----MAKESHIFT

MOBILE HOME ------SOUND ------DILAPIDATED

#1 FOUNDATION
0 EXISTING FOUNDATION IN GOOD CONDITION
15 NEEDS A PARTIAL FOUNDATION
25 NEEDS A COMPLETE FOUNDATION

#2 ROOFING
0 DOES NOT NEED REPAIR
5 NEEDS PATCHING
10 NEEDS STRUCTURAL REPAIR
15 ROOF STRUCTURE NEEDS REPLACEMENT AND REROOFING

#3 SIDING
0 DOES NOT NEED REPAIR
3 NEEDS PAINTING
5 NEEDS TO BE PATCHED AND PAINTED
10 NEEDS TO BE REPLACED AND PAINTED

#4 WINDOWS
0 NO REPAIR NEEDED
5 IN NEED OF REPAIR
10 NEED OF REPLACEMENT

------00-09 SOUND
------0-15 MINOR
------16-39 MODERATE
------40-55 SUBSTANTIAL
------56 + DILAPIDATED

#5 DOORS
1 REPAINTING NEEDED
3 REPLACEMENT NEEDED

HOUSING CONDITION SURVEY
RURAL COMMUNITIES HOUSING
DEVELOPMENT CORPORATION----------

ATTACHMENT C

DEFINITIONS FOR HOUSING CONDITIONS

SOUND- Unit appears well maintained and structurally sound. Siding, gutters, trim, windows, doors, and yard should be in good repair with good exterior paint condition. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems such as small areas of peeling paint, cracks in walkway, and other minor maintenance items are allowable in this category.

MINOR- For purposes of this survey, the term "minor" is applied to those standard units that are structurally sound, but show signs of minor deferred maintenance or upkeep.

MODERATE- "Moderate" rehabilitation is defined as structurally sound, but with one or more systems, such as roofing, electrical, plumbing or building envelope, needing rehabilitation.

SUBSTANTIAL- "Substantial" rehabilitation means replacing several major systems such as complete or partial foundation work, repairing or replacing exterior siding, reconstruction of roof deck prior to replacement of shingles, complete rewiring or replumbing.

DILAPIDATED- Unit appears to have serious structural problems and require many major repairs. The general criteria for this category is that the cost of the repairs would equal or exceed the value of the unit.

CITY OF CLEARLAKE
HOUSEHOLD NEEDS
SURVEY REPORT

PRESENTED TO:

CLEARLAKE CITY COUNCIL

PREPARED BY:

RURAL COMMUNITIES

HOUSING DEVELOPMENT CORP.

AUGUST 30,1990

ATT B(c) 26

HOUSEHOLD NEEDS SURVEY
OF THE CITY OF CLEARLAKE

This survey is a follow-up to the Housing Conditions Survey of the City of Clearlake, which documented the number of substandard dwellings in the city. Based on the results of this initial survey specific areas with the largest number of substandard units in the city were selected to be the target areas for a Community Development Block Grant application. As part of the process to prepare the application a survey of households within these target areas had to be prepared. Working with the City Administrator a survey form was prepared together with guidelines on how the survey should be conducted. A copy of the survey form used is attached to this report. The surveyor did the actual door to door survey work in July, 1990. The boundaries of the target area are delineated in the attached map.

This Household Needs Survey is the second objective or product to be completed by RCHDC in accord with its contract with the City of Clearlake. This work was done under a grant from the State Housing Community Development Department to the City of Clearlake, who in turn, subcontracted the work to RCHDC. The purpose of this survey is to produce data, which will be used to develop an application for a Community Development Block Grant to be submitted to the State Housing Community Development Department. The purpose of the grant would be to improve community services and housing conditions for the low and moderate income population.

There were 246 units identified in the Housing Conditions Survey as needing some rehabilitation work in the designated target area. The type of work ranged from minor to substantial, and in some cases, units were classified as dilapidated. Of the 246 units needing rehab 157 were surveyed in the Household Needs. Survey conducted in July of this year. A surveyed household is one where the surveyor made direct contact with a member of the household and obtained an answer to one or more of the questions on the survey sheet, or a resident returned a questionnaire that had been left at his/her house. The results of this survey were the following:

157	Responded to Survey
2	Refused to Respond
87	No Response
246	Total units to be surveyed

Table IV details Owner/Renter Status by Survey Group. Percentage profiles of these groups are highlighted below:

*Among the Over 62 category 84.6% are owners, while only 15.4% are renters.

*Approximately 77% of the Female Head of Households are owners, while only 23% are renters.

*Of the Minority Households only 40% are owners, and 60% were renters.

*Appromately 77% of the Handicapped Households are owners, and 23% are renters.

The cautionary note for Table III applies equally to Table IV.

TABLE IV
OWNER/RENTER STATUS BY SURVEY GROUP

	OWNERS	RENTERS	TOTAL
Over 62	55	10	65
Female Head/House	30	24	54
Minority	12	18	30
Handicapped	22	14	36

The condition of the units surveyed is displayed in Table V House Type and Condition for Target Area. This table reveals that 100% of the substandard units (all except dilapidated) are of wood frame construction. Approximately 65% of the dilapidated are also of wood frame construction, while the remaining 35% are mobiles. In terms of a percentage of the units surveyed the categories were the following: 16% minor, 38% moderate, 12% substantial, and 34% dilapidated.

TABLE V
HOUSE TYPE & CONDITION FOR TARGET AREA

	MOBILES	WOOD FRAME	TOTAL
Minor	0	40	40
Moderate	0	94	94
Substantial	0	31	31
Dilapidated	28	53	81
Total	28	218	246

FINAL ENVIRONMENTAL IMPACT REPORT

HIGHLANDS PARK COMMUNITY DEVELOPMENT PROJECT AREA PLAN

PREPARED FOR:

CITY OF CLEARLAKE

PREPARED BY:

PIEDMONT ASSOCIATES

MAY 1990

ATT B(d)

POPULATION

Potential Impacts

Community Development activities designed to stimulate economic activity and improve the Project Area's infrastructure may remove constraints to commercial and residential development and result in increases in Project Area and community population.

Mitigation Measures

None proposed (Unavoidable impact).

HOUSING

Potential Impacts

20% of the Agency's tax increment funds would be used to improve and expand Clearlake's stock of affordable housing for families of low and moderate income groups.

Agency projects to improve the Project Areas infrastructure could remove existing constraints on residential development.

15% of all residential units constructed within the Project Area must be affordable to low and moderate income families.

Community Development activates to stimulate economic development may increase population and the need for additional housing.

Mitigation Measures

None proposed (beneficial impact).

Residential development would not exceed the amounts or densities envisioned in the City General Plan.

None proposed (beneficial impact).

Clearlake has substantial area suitable for residential development.

Agency expenditure of 20% of its tax increment income, together with the 15% rule, will substantially improve Clearlake's stock of affordable housing.

CIRCULATION

Potential Impacts

Upon certain levels of development within the Project Area (year 2010), traffic volumes would adversely affect the level of service of Lakeshore Drive, Olympic Drive and Old Highway 53.

Mitigation Measures

When development within the Project Area reaches the levels projected for the year 2000, improve Lakeshore Drive from State Route 53 to Old Highway 53 to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Lakeshore Drive from Old Highway 53 to Mullen Avenue to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Olympic Drive from State Route 53 to Cypress Avenue to maintain a LOS of C.

5. To provide opportunities for participation by owners and tenants in the retention and revitalization of their properties.

G. POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

In accordance with the above stated goals the Agency determined to undertake certain public improvements throughout the Project Area, as follows:

TABLE 1
POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

PRIORITY	IMPROVEMENTS	ESTIMATED PROJECT COST	PERCENTAGE OF TOTAL
	HOUSING PROJECTS (20% set aside)	$ 3,732,893	20%
1.	Assess. Dist. Writedown for Very-Low Income		
2.	Assistance for new housing project development		
3.	Housing Rehabilitation		
4.	Abandon Structure Demolition		
5.	Assist. for Senior Housing/Congregate Housing		
6.	Mobile Home Replacement		
	BUSINESS PROGRAMS	$ 3,732,893	20%
1.	Business Rehabilitation Loans		
2.	Business Expansion Assistance		
3.	Business Recruitment Assistance		
4.	Direct Business Development Assistance		
	PUBLIC PROJECTS	$ 11,198,678	60%
1.	Residential Paving Assistance Program	$ 4,600,000	25%
2.	Commercial/Arterial Street Improvement	$ 750,000	4%
3.	Flood Control and storm drainage	$ 1,000,000	5%
4.	Community Center	$ 1,398,678	7%
5.	Sewer System extension/improvements	$ 500,000	3%
6.	Airport improvements	$ 300,000	2%
7.	City Hall	$ 700,000	3%
8.	Water System upgrades/improvements	$ 750,000	4%
9.	Park System improvements	$ 200,000	1%
10.	Fire equipment/facilities	$ 400,000	2%
11.	Public Marina	$ 500,000	3%
12.	Lakeshore Promenade	$ 100,000	<1%
	TOTAL PROGRAM	$ 18,664,464	100%

H. AFFORDABLE HOUSING

As shown above in TABLE 1, 20% of the Agency's property tax increment income is required by law to be spent on affordable housing programs within the community.

The Project Area has many instances of deteriorating housing stock. Because the Project Area houses many of the City's low income residents, there is a problem of owners or renters not having the financial resources to upgrade individual units. This in turn makes it difficult to market replacement units, continuing the cycle of deterioration with little incentive or opportunities for improvements.

Much of the older housing stock is made up of vacation cabins, tourist courts and guest cottages which have been converted to year-round occupancy. These buildings rarely meet modern building codes. Most are not weatherized with insulation and storm windows. While these structures provide low cost housing they provide little more than shelter and present serious fire hazards due to outmoded, inadequate or illegal electrical systems.

IMPACTS

The Agency proposes numerous projects specifically designed to improve the quality and supply of affordable housing. Under the State Community Redevelopment Law, a redevelopment agency must use 20% of its tax increment revenue to improve the supply of affordable housing. These funds differ from other redevelopment tax increment funds because they can be used outside the Project Area as long as their use improves the community's supply of affordable housing. The Agency has proposed several projects to be funded by this portion of tax increment income; these include:

1. Assistance for new housing project development - This project would assist in the development of new moderate income housing. The Agency would provide loans, grants or public improvements to promote the construction of subdivisions (not single family houses on scattered sites). This would significantly improve the moderate income housing stock of the Project Area and community. This project would be primarily focused in those areas of the Project Area east of Highway 53 and north of Arrowhead Road.

2. Housing Rehabilitation - This project would improve the quality of very-low and low income housing within the community through low interest or deferred loans for improvements and modernization. If such a project is focused at a neighborhood level, other property owners not participating in redevelopment activities may wish to improve their property in response to improvements made around them, thus stimulating rehabilitation of entire blocks or neighborhoods rather than selective individual properties.

3. Abandoned Structure Demolition - This project would facilitate the removal of abandoned structures from the Project Area. In some cases these structures are preventing the development of new housing. The removal of these structures would enable new housing to be built without excessive expense.

cannot be directly mitigated, the effects of development within the Project Area and associated population growth will be mitigated by the projects proposed by the Agency, mitigation measures proposed throughout this EIR and through various City and County activities to ensure that community facilities provide adequate levels of service. The private sector is expected to provide the services (i.e real estate, insurance, retail, etc.) needed to accommodate the envisioned growth. Specific impacts of population growth on sewers, water systems, roadways, schools, housing, police and fire protection are discussed in those specific sections of this EIR.

Footnotes:

1. *CLEARLAKE GENERAL PLAN, TECHNICAL BACKGROUND PAPERS, June 1983.*
2. *COMMERCIAL AND INDUSTRIAL EMPLOYMENT STUDY, ESA Planning and Environmental Services, May 1988.*
3. *Ibid.*
4. *Ibid.*

C. HOUSING

SETTING

The majority of Clearlake's housing units are single family and owner occupied. The existing housing stock includes 2,345 single family units (1980) and 2,039 mobile home trailer units (1980). Of the year round occupied units, 73% are owner occupied. This percentage is much higher than the statewide average of 56%.[1]

Mobile homes form a large part of Clearlake's housing stock; in 1980 they accounted for 42% of the total housing stock. Lake County as a whole has a high percentage of mobile homes (30% of the housing stock), while the state average is only 4.5%.[2]

Clearlake has many seasonally occupied or vacation homes. Approximately 21.6% of the housing units in 1980 were only seasonally occupied, compared to a statewide average of 1.3%.[3]

Clearlake's average household income is considerably lower than the County average (County average household income was $21,400 in 1988). 65% of renters and 30% of owners were paying 25% or more of their income for housing in 1980. Approximately 31% of the households in Clearlake are in the very low income range (0 to 50% of the median, county household income), 18% are in the low income range (51% to 80% of the median income), 24% are in the moderate income range (81% to 120% of the median) and 27% are in the above moderate income range (120%+ of the median income). Of all households, 25.9% of the very low income and 13.4% of the low income households were paying 35% or more of their income for housing.[4]

4. Assistance for Senior Housing/Congregate Care - This project would help attract these facilities to locate within the community. This would significantly improve elderly housing and care facilities for the residents of Clearlake.

5. Mobile Home Replacement - This project would allow residents of mobile homes to obtain low interest financing or deferred loans to replace older, below standard, mobile homes with newer mobile homes. This would significantly improve the quality of this affordable housing alternative.

6. Resort Rehabilitation for Housing - This project would enable the owners of older resorts which have been converted to permanent housing to bring these structures up to current building codes. This would significantly improve the quality and supply of affordable housing in Clearlake.

These projects would have a significant direct beneficial impact on Clearlake's stock of affordable housing.

Other Agency Projects to improve the Project Area's infrastructure (i.e. roadways, sewers, water system, storm drainage, etc.) would indirectly stimulate private residential development by supplying the needed infrastructure so residential development could proceed with minimal expense. However, residential development would not exceed the amounts or density envisioned in the City's General Plan and land use regulations. Residential build-out of the Project Area could result in the construction of 2,795 dwelling units over the next twenty years.

Under the California Redevelopment Law, 15% of all residential dwelling units built within a redevelopment project area are required to be affordable to low and moderate income families. As stated above, the Project Area has the potential for an additional 2,795 dwelling units to be built over the next twenty years. Applying the 15% rule to these dwelling units would result in 419 of these units being affordable to families of low and moderate income groups. The provision of 419 units of affordable housing would be a beneficial impact not requiring mitigation.

Other potential Agency projects designed to stimulate economic development within the Project Area would tend to increase the number of jobs in Clearlake and indirectly result in the need for additional housing. However, the extent of population increase in response to economic development activities cannot be accurately determined at this plan adoption stage.

The Agency has determined that it shall not acquire, by the power of eminent domain, any property which is in a residential use at the time of adoption of the Community Development Plan. Thus, implementation of the Community Development Plan would not result in the forced dislocation of any resident of the Project Area.

MITIGATION

Expenditure of 20% of the Agency's tax increment income on affordable housing, together with the requirement that 15% of all dwelling units built within the Project Area be affordable to low and moderate income families, would greatly improve the quality and increase the community's stock of affordable housing.

The City General Plan states various goals and guidelines for the development of housing in Clearlake. These are found in the Policies and Programs portion of the General Plan, Pages 61 - 71, and are herewith incorporated herein by reference.

Impacts on Clearlake's housing stock as a result of economic development and jobs growth will be mitigated to a less-than-significant level by implementing the various General Plan guidelines regarding the development of housing in Clearlake, the allocation of 20% of the Agency's tax increment income for the rehabilitation and development of affordable housing and the potential provision of 419 units of affordable housing under the 15% rule.

Footnotes:

1. *CLEARLAKE GENERAL PLAN, June 1983*
2. *Ibid.*
3. *Ibid.*
4. *Ibid.*

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CITY OF CLEARLAKE

RESOLUTION NO. 92-41

RESOLUTION OF THE CITY OF CLEARLAKE OF THE COUNTY OF LAKE ADOPTING GENERAL PLAN AMENDMENT (GP-01-91) CLEARLAKE SHOPPING CENTER - RODDE McNELLIS

WHEREAS, an application was submitted by Rodde McNellis requesting approval to construct a shopping center on a 25+/- acre portion of a total 49+/- acre site located on the east side of Dam Rd. by its intersection with State Highway 53, Clearlake, CA, further described as assessors parcel numbers 10-043-28 and 10-024-98; and

WHEREAS, in conjunction with this request, the applicant also requested approval of General Plan Amendment (GP-01-91) and Rezone (RZ-02-91) required to allow approval of commercial development on the site; and

WHEREAS, General Plan Amendment (GP-01-91) is an amendment of General Plan Land Use Plan from Low Density Residential, Multiple Family Residential and Civic and Office, to Community Commercial on the entire site; and

WHEREAS, the Planning Commission held a public hearing to consider the matter on May 4, 1992, at 7:15 p.m. or soon thereafter and recommended adoption of the general plan amendment by a vote of 5-0; and

WHEREAS, in the time, form and manner provided by law, notice of public hearing by the Commission was sent to all affected agencies and interested parties; and

WHEREAS, the Planning Commission did on said day hear those interested parties at the public hearing; and

WHEREAS, the Planning Commission considered all factors required and the information and recommendations contained within the Final EIR and staff reports dated May 4, 1992; and

WHEREAS, in accordance with CEQA, the Planning Commission considered the Final EIR in conjunction with review of the requests

for the general plan amendment, zoning map amendment and conditional use permit, determined that the Final EIR complies with CEQA and made a recommendation for adoption of a statement of overriding considerations regarding the airport compatibility and traffic; and

WHEREAS, the City Council held a hearing on May 26, June 8, 1992 at 7:10 p.m. or soon thereafter and notice of public hearing was sent in accordance with the law to all affected agencies and interested parties; and

WHEREAS, the City Council did on said day hear those interested parties at the public hearing; and

WHEREAS, the City Council considered the Planning Commission recommendation and the staff report to the Council dated May 19, 1992 considering all factors required; and

WHEREAS, in accordance with CEQA, the City Council considered the Final EIR in conjunction with review of the requests for the general plan amendment, determined that the Final EIR complies with CEQA and made a recommendation for adoption of a statement of overriding considerations regarding the airport compatibility and traffic; and

WHEREAS, based upon the facts and conclusions contained within the Final EIR, Planning Commission resolution and staff reports prepared on the general plan amendment and Final Eir, the City Council made the findings that the amendment is consistent with the General Plan goals and policies and the amendment to commercial designation on the site is compatible with the civic/office, industrial and mixed use residential/resort designations and uses on the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake of the County of Lake that General Plan Amendment (GP-01-91) is adopted, thereby amending the General Plan Land Use Plan from Low Density Residential, Multiple Family Residential and Civic and Office, to Community Commercial on the a total 49+/- acre site located on the east side of Dam Rd. by its intersection with State

RESOLUTION NO. 92-41

Highway 53, Clearlake, CA, further described as assessors parcel numbers 10-043-28 and 10-024-98.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 8th day of June, 1992, by the following vote:

AYES: Mayor Rosa, Vice Mayor Constable, Council Members Burton, Smith and Struthers
NOES: None

ABSENT OR NOT VOTING: None

Vic Rosa
Vic Rosa, Mayor

ATTEST:

Sharon L Goode
Sharon L. Goode, City Clerk

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CITY OF CLEARLAKE

RESOLUTION NO. 92- 80

RESOLUTION OF THE CITY OF CLEARLAKE OF THE COUNTY OF LAKE ADOPTING NEGATIVE DECLARATION FOR INITIAL STUDY (IS-06-92) PREPARED ON GENERAL PLAN AMENDMENT (GP-03-92), AMENDMENT OF HOUSING ELEMENT (Technical Background, Goals and Policies, and Five Year Implementation Plan)

WHEREAS, Initial Study (IS-06-92) was prepared on General Plan Amendment (GP-03-92) which would amend the document by adding State required components of the Housing Element, updating the Technical Background document to reflect 1990 census and other more recent information, and amending the Goals and Policies document and the Five Year Implementation Plan accordingly; and

WHEREAS, on September 8, 1992 at a public hearing the Planning Commission voted 4-0-1 (Commissioner Russ absent) to recommend to the City Council adoption of the Negative Declaration for Initial Study (IS-06-92) prepared on and contained within the file for General Plan Amendment (GP-03-92), based on the following findings: (1) The project would not have a significant impact on the environment; and (2) This project is found to be de minimus in it effect on fish and wildlife resources and habitat.

WHEREAS, the City Council held a hearing on October 12, 1992 at 7:00 p.m. or soon thereafter; and

WHEREAS, the time and form and manner provided by law, notice of public hearing by the Council was sent to all affected agencies and interested parties; and

WHEREAS, the City Council did on said day hear those interested parties at the public hearing; and

WHEREAS, the City Council considered recommendations of the Planning Commission as contained within Resolution PC-07-93, considering all factors required; and

WHEREAS, the City Council considered and recommended adoption of the negative declaration for Initial Study (IS-06-92) prepared by the Clearlake Planning Department on General Plan Amendment (GP-03-92).

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake of the County of Lake:

1. Based upon the Initial Study, the City Council makes the following findings: (1) The project would not have a significant impact on the environment; and (2) This project is found to be de minimus in it effect on fish and wildlife resources and habitat.

2. Adoption of the Negative Declaration for Initial Study (IS-06-92) prepared on and contained within the file for General Plan Amendment (GP-03-92), Housing Element Amendment.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 13th day of October, 1992, by the following vote:

AYES: Mayor Rosa, Vice Mayor Constable and Council Member Burton

NOES: None

ABSENT OR NOT VOTING: Council Member Smith (Absent) and Council Member Struthers (Absent)

V. c Rosa
Vic Rosa, Mayor

ATTEST:

Sharon L Goode
Sharon L. Goode, City Clerk

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CITY OF CLEARLAKE

RESOLUTION NO. 92-81

RESOLUTION OF THE CITY OF CLEARLAKE OF THE COUNTY OF LAKE
ADOPTING GENERAL PLAN AMENDMENT (GP-03-92)
HOUSING ELEMENT COMPREHENSIVE AMENDMENT

WHEREAS, the housing element is a comprehensive assessment of current and projected housing needs for all segments of the community and all basic economic groups, embodying policy for providing adequate housing and includes action programs for this purpose; and

WHEREAS, General Plan Amendment (GP-03-92) amends the document by adding State required components of the Housing Element, updating the Technical Background document to reflect 1990 census and other more recent information, and amending the Goals and Policies document and the Five Year Implementation Plan accordingly; and

WHEREAS, the document, including the technical background report, goals and policies, and five-year implementation plan, were distributed for public comment and hearings were held to obtain public comment by the Planning Commission on August 3, 1992 and by the City Council on August 10, 1992; and

WHEREAS, the State Department of Housing and Community Development reviewed the addendum and determined that its adoption with the changes recommended by the Planning Commission and City Council and the additions required by the State will bring the Housing Element into compliance with state housing element law; and

WHEREAS, on September 8, 1992 at a public hearing the Planning Commission voted 4-0-1 (Commissioner Russ absent) to recommend to the City Council adoption of the general plan amendment, subject to the following additions and changes to the document:

1. The following changes recommended by the Planning Commission on August 3, 1992:

   a. Correct Objective #5 on page 58 (previously, this objective referred to 1980).

   b. Regarding the trend in age of residences, correct

references to persons 34 years of age and younger showing the most increase during the 1980-1990 time period.

c. Added references to other cities for comparison.

2. The following changes recommended by the City on August 10, 1992:

a. Add additional description of the conversion of older resorts into permanent housing and the condition of these units. Also provide a definition of transient occupancy versus permanent housing.

b. Obtain information and add to the document on the use of resorts for emergency and short term housing, particularly by North Coast Opportunities.

3. Additions and changes resulting from the comments received from the State Housing and Community Development Department.

WHEREAS, the City Council held a hearing on October 12, 1992 at 7:00 p.m. or soon thereafter; and

WHEREAS, the time and form and manner provided by law, notice of public hearing by the Council was sent to all affected agencies and interested parties; and

WHEREAS, the City Council did on said day hear those interested parties at the public hearing; and

WHEREAS, the City Council considered recommendations of the Planning Commission as contained within Resolution PC-08-93, considering all factors required; and

WHEREAS, the City Council considered and recommended adoption of the negative declaration for Initial Study (IS-06-92) prepared by the Clearlake Planning Department on General Plan Amendment (GP-03-92).

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake of the County of Lake that General Plan Amendment (GP-03-92) is adopted in accordance with Exhibits A, which is hereto attached and herein incorporated by this reference. This approval amends the Clearlake General Plan Housing Element.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 13th day of October, 1992, by the following vote:

AYES: Mayor Rosa, Vice Mayor Consatable and Council Member Burton

NOES: None

ABSENT OR NOT VOTING: Council Member Smith (Absent) and Council Member Struthers (Absent)

Vic Rosa

Vic Rosa, Mayor

ATTEST:

Sharon L Goode

Sharon L. Goode, City Clerk

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CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 10 DATE: 6/4/90

AP BOOK #S: 10,40, ESTIMATED # OF UNITS: 37

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	432
NUMBER UNITS	432
UNABLE TO SURVEY	0

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	50.00%	216
1945-70	47.92%	207
1920-44	1.85%	8
OLD	0.23%	1

CONST. TYPE		
WOOD FRAME	20.37%	88
MOBILE	77.78%	336
MASONRY	1.39%	6
MAKESHIFT	0.46%	2

CONDITION		
SOUND	91.90%	397
MINOR	2.55%	11
MODERATE	3.24%	14
SUBSTANTIAL	1.62%	7
DILAPIDATED	0.69%	3

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 11 DATE: 6/4/90

AP BOOK #S: 40 ESTIMATED # OF UNITS: 300

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	347
NUMBER UNITS	400
UNABLE TO SURVEY	8

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	100.00%	400
1945-70	0.00%	0
1920-44	0.00%	0
OLD	0.00%	0

CONST. TYPE		
WOOD FRAME	99.75%	399
MOBILE	0.00%	0
MASONRY	0.25%	1
MAKESHIFT	0.00%	0

CONDITION		
SOUND	99.75%	399
MINOR	0.25%	1
MODERATE	0.00%	0
SUBSTANTIAL	0.00%	0
DILAPIDATED	0.00%	0

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 12 DATE: 6/4/90

AP BOOK #S: 39 ESTIMATED # OF UNITS: 175

NUMBER OF LIVING UNITS SURVEYED	
NUMBER BUILDINGS	164
NUMBER UNITS	164
UNABLE TO SURVEY	0

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	82.32%	135
1945-70	9.76%	16
1920-44	1.83%	3
OLD	6.10%	10

CONST. TYPE		
WOOD FRAME	26.83%	44
MOBILE	71.34%	117
MASONRY	1.22%	2
MAKESHIFT	0.61%	1

CONDITION		
SOUND	94.51%	155
MINOR	0.00%	0
MODERATE	2.44%	4
SUBSTANTIAL	0.61%	1
DILAPIDATED	2.44%	4

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 13 DATE: 6/4/90

AP BOOK #S: 10,12,42 ESTIMATED # OF UNITS: 134

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	157
NUMBER UNITS	170
UNABLE TO SURVEY	18

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	61.18%	104
1945-70	36.47%	62
1920-44	2.35%	4
OLD	0.00%	0

CONST. TYPE		
WOOD FRAME	17.65%	30
MOBILE	81.18%	138
MASONRY	1.18%	2
MAKESHIFT	0.00%	0

CONDITION		
SOUND	97.65%	166
MINOR	0.00%	0
MODERATE	0.59%	1
SUBSTANTIAL	0.00%	0
DILAPIDATED	1.76%	3

ATTACHMENT B

AP NUMBER/OR LABEL_____ MAP/AREA_____

ADDRESS_____

_____ DATE:_____

NUMBER OF BUILDINGS 1 2 3 MORE

NUMBER OF UNITS 1 2 3 MORE

AGE (APPROXIMATION) ------NEW ------1945/1970

------1920/1945 ------OLD

TYPE OF CONSTRUCTION ------WOOD FRAME -----MOBILE/MOD

------MASONRY -----MAKESHIFT

MOBILE HOME ------SOUND ------DILAPIDATED

#1 FOUNDATION
0 EXISTING FOUNDATION IN GOOD CONDITION
15 NEEDS A PARTIAL FOUNDATION
25 NEEDS A COMPLETE FOUNDATION

#2 ROOFING
0 DOES NOT NEED REPAIR
5 NEEDS PATCHING
10 NEEDS STRUCTURAL REPAIR
15 ROOF STRUCTURE NEEDS REPLACEMENT AND REROOFING

#3 SIDING
0 DOES NOT NEED REPAIR
3 NEEDS PAINTING
5 NEEDS TO BE PATCHED AND PAINTED
10 NEEDS TO BE REPLACED AND PAINTED

#4 WINDOWS
0 NO REPAIR NEEDED
5 IN NEED OF REPAIR
10 NEED OF REPLACEMENT

#5 DOORS
1 REPAINTING NEEDED
3 REPLACEMENT NEEDED

------00-09 SOUND
------0-15 MINOR
------16-39 MODERATE
------40-55 SUBSTANTIAL
------56 + DILAPIDATED

HOUSING CONDITION SURVEY
RURAL COMMUNITIES HOUSING
DEVELOPMENT CORPORATION----------

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~~28~~

ATTACHMENT C

DEFINITIONS FOR HOUSING CONDITIONS

SOUND- Unit appears well maintained and structurally sound. Siding, gutters, trim, windows, doors, and yard should be in good repair with good exterior paint condition. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems such as small areas of peeling paint, cracks in walkway, and other minor maintenance items are allowable in this category.

MINOR- For purposes of this survey, the term "minor" is applied to those standard units that are structurally sound, but show signs of minor deferred maintenance or upkeep.

MODERATE- "Moderate" rehabilitation is defined as structurally sound, but with one or more systems, such as roofing, electrical, plumbing or building envelope, needing rehabilitation.

SUBSTANTIAL- "Substantial" rehabilitation means replacing several major systems such as complete or partial foundation work, repairing or replacing exterior siding, reconstruction of roof deck prior to replacement of shingles, complete rewiring or replumbing.

DILAPIDATED- Unit appears to have serious structural problems and require many major repairs. The general criteria for this category is that the cost of the repairs would equal or exceed the value of the unit.

CITY OF CLEARLAKE
HOUSEHOLD NEEDS
SURVEY REPORT

PRESENTED TO:

CLEARLAKE CITY COUNCIL

PREPARED BY:

RURAL COMMUNITIES

HOUSING DEVELOPMENT CORP.

AUGUST 30,1990

ATT B(c) 29

HOUSEHOLD NEEDS SURVEY
OF THE CITY OF CLEARLAKE

This survey is a follow-up to the Housing Conditions Survey of the City of Clearlake, which documented the number of substandard dwellings in the city. Based on the results of this initial survey specific areas with the largest number of substandard units in the city were selected to be the target areas for a Community Development Block Grant application. As part of the process to prepare the application a survey of households within these target areas had to be prepared. Working with the City Administrator a survey form was prepared together with guidelines on how the survey should be conducted. A copy of the survey form used is attached to this report. The surveyor did the actual door to door survey work in July, 1990. The boundaries of the target area are delineated in the attached map.

This Household Needs Survey is the second objective or product to be completed by RCHDC in accord with its contract with the City of Clearlake. This work was done under a grant from the State Housing Community Development Department to the City of Clearlake, who in turn, subcontracted the work to RCHDC. The purpose of this survey is to produce data, which will be used to develop an application for a Community Development Block Grant to be submitted to the State Housing Community Development Department. The purpose of the grant would be to improve community services and housing conditions for the low and moderate income population.

There were 246 units identified in the Housing Conditions Survey as needing some rehabilitation work in the designated target area. The type of work ranged from minor to substantial, and in some cases, units were classified as dilapidated. Of the 246 units needing rehab 157 were surveyed in the Household Needs Survey conducted in July of this year. A surveyed household is one where the surveyor made direct contact with a member of the household and obtained an answer to one or more of the questions on the survey sheet, or a resident returned a questionnaire that had been left at his/her house. The results of this survey were the following:

157	Responded to Survey
2	Refused to Respond
87	No Response
246	Total units to be surveyed

290

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